

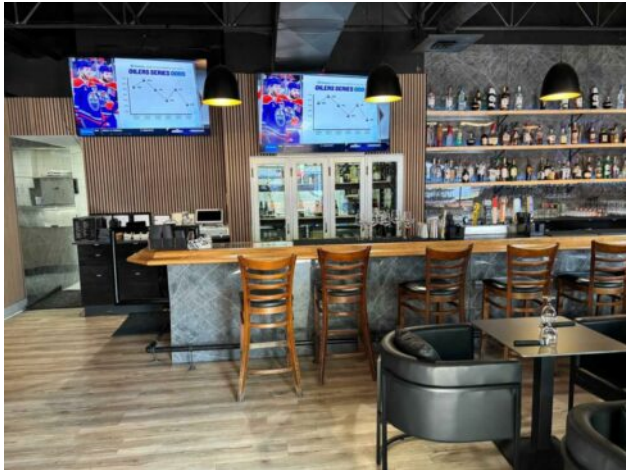


**GRASSROOTS**  
REALTY GROUP

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**MLS # A2235565**

**Calgary, Alberta**



**\$259,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Bar/Tavern/Lounge, Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	2,781 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	Seller to provide equipment list

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	-
<b>Lot Feat:</b>	-

Recently renovated restaurant (2,781 SF) with inside capacity of 100 people and exterior patio that seats 60 for nice weather day and nights. Located in the community of Hillhurst and directly facing 14 Street with thousands of daily passing cars and walking distance to high density condos and apartments. This detached building has many new improvements like 100 inch TV, and multiple large TVs and a DJ booth area to cater to private events and perfect for sports viewings. Beautiful full length bar with 12 draft lines and 4 glass doors to showcase the cold beverage offerings to the thirsty patrons. New furniture, tables, light fixtures, and wall panel decorations complement the garage style door that opens up to the outside patio, are the highlights to this fantastic interior. FULL commercial kitchen with DUAL commercial canopy, gas range, grill top, dual deep fryers, walk-in cooler, walk-in freezer, dough mixer and even a pizza oven next to the serving window. The commercial dishwasher is tucked away with lots of metal shelving for the clean dishes and nothing is missing to this complete kitchen. Right beside the dry storage room is the rear man door that allows for easy unloading of inventory, which opens up to the rear parking lot of 18 parking stalls and newly installed 24 camera system to protect the business and the patrons. Recently executed Head lease with rent being \$12,700/month including operating cost. Opportunity to have seller install increased Air Make Up unit to include Sheesha for this business. Call your favorite agent to view this TURN KEY READY business!