



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

123 Any Street
Calgary, Alberta

MLS # A2237348



\$230,000

Division: Downtown Commercial Core

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,300 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Discover this inviting and well-established full-service restaurant located in the heart of downtown Calgary. Spanning approximately 3,300 sq. ft., the restaurant offers seating for up to 120 guests and includes 8 dedicated parking stalls—an invaluable feature in the downtown core. Ideally situated in a high-traffic area with thousands of vehicles passing by daily, it’s also just a short walk from Calgary’s +15 skywalk network, ensuring steady foot traffic and excellent visibility. This space has seen numerous recent upgrades, including a new ice maker, dishwasher, and booth seating ideal for private events or corporate functions. The interior features newer furniture, tables, and stylish lighting fixtures, contributing to a modern and welcoming atmosphere. The restaurant is fully equipped with a commercial-grade kitchen featuring a canopy hood, gas range, grill top, deep fryers, walk-in cooler, and walk-in freezer. With a smart and efficient layout, the space maximizes seating without sacrificing comfort, all while maintaining low lease costs—an excellent setup for a profitable business. Whether you choose to continue the existing concept or introduce a brand-new culinary vision, this location offers the flexibility to accommodate dine-in service, takeout, catering, or specialty offerings. Don’t miss this rare opportunity to establish or grow your food and beverage brand in one of Calgary’s most vibrant areas.