



GRASSROOTS
REALTY GROUP

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MLS # A2240144

Calgary, Alberta



\$220,000

| | |
|-----------------------|---------------------------------------|
| Division: | Calgary |
| Type: | Retail |
| Bus. Type: | Fast Food,Food & Beverage ,Restaurant |
| Sale/Lease: | For Lease |
| Bldg. Name: | - |
| Bus. Name: | - |
| Size: | 3,638 sq.ft. |
| Zoning: | - |
| Addl. Cost: | - |
| Based on Year: | - |
| Utilities: | - |
| Parking: | - |
| Lot Size: | - |
| Lot Feat: | - |

| | |
|--------------------|------------------------------------------|
| Heating: | - |
| Floors: | - |
| Roof: | - |
| Exterior: | - |
| Water: | - |
| Sewer: | - |
| Inclusions: | Asset List to be provided before closing |

An established restaurant with quality leasehold improvements and consistent high foot traffic is now available for sale one hour away from Calgary. Situated in a prime downtown retail strip mall, this opportunity offers excellent visibility and accessibility. The restaurant features a spacious interior with a seating capacity of 80 and is equipped with a 12-foot canopy hood system, ideal for a full commercial kitchen setup. The current owner has been successfully operating the business for over 4 years. Monthly rent includes operating costs, providing great value and operational ease. Please Note: All inquiries are strictly by appointment only. Kindly refrain from approaching staff or visiting the business without prior scheduling. Contact us today for more information or to arrange a confidential viewing.