



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:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
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.