

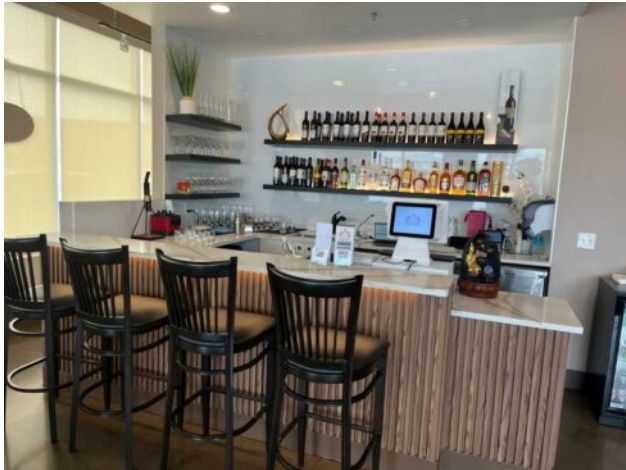


GRASSROOTS
REALTY GROUP

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**1110, 2 Royal Vista Link NW
Calgary, Alberta**

MLS # A2246150



\$1,299,000

Division: Royal Vista

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,356 sq.ft.

Zoning: DC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: NON

Location! Location! Location! An exceptional opportunity to own a newly built restaurant with a commercial condo bay in one of Northwest Calgary's most prime locations. This property offers approximately 1,356 sq. ft. of modern space, and the sale includes both the business and the real estate—a rare find! Currently leased to a well-established restaurant, this is a perfect opportunity for an investor seeking passive income or a restaurateur ready to take over and operate their own concept. ?? Built in 2023 with brand-new equipment ?? Flexible options — run your own restaurant or keep the tenant and collect rent ?? Ideal for owner-operators or investors ?? Located in a high-traffic, high-visibility area. The seller is highly flexible and motivated. Don't miss your chance to own a turnkey restaurant business along with commercial real estate in a thriving area of Calgary. Book your private viewing today!