



GRASSROOTS
REALTY GROUP

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MLS # A2256967

Calgary, Alberta



\$299,999

Division:	Calgary
Type:	Mixed Use
Bus. Type:	Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,061 sq.ft.
Zoning:	-

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	N/A

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Turnkey Restaurant Opportunity! Established and profitable restaurant available for sale with annual sales exceeding \$600,000 and Generates approximately \$100,000 in net income annually. Located in a prime area with 1,061 sq. ft. of space and 30 seats, this business offers an inviting atmosphere and a proven concept. • VERY LOW RENT: ONLY \$2,300/ month (\$1,790.44 + operating costs) with separate utilities. • Strong lease in place until September 2027, with a 5-year option to renew. • Open 7 days a week, 11 AM – 11 PM, offering excellent growth potential. • Currently run by an ABSENTEE OWNER, making this a perfect investment or hands-on opportunity. • Successfully operating for 2.5 years with consistent revenue. Don't miss this chance to own a well-established business with great cash flow and long-term stability!