



MLS # A2259519

## Calgary, Alberta



# \$325,000

**Division:** Calgary

**Type:** Business

**Bus. Type:** Food & Beverage ,Restaurant

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,208 sq.ft.

**Zoning:** -

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** To be mutually agreed to at the time of sale, and attached to the Offer to Purchase as a Schedule à€œBâ€•

\*\*LOCATION WITHHELD AT SELLER'S REQUEST\*\* Well Established, Profitable Inner City Italian Restaurant Here is the perfect opportunity to acquire a long running, profitable inner city restaurant with a loyal following. This Italian style neighbourhood restaurant has been owned and operated by the same chef/owner for many years, earning a great reputation for casual evening dining or a special event destination and is regularly recommended by local dining guides. Why this is a strong buy \* Consistent years of profitable operations \* Proven profitability and straightforward operations: small footprint, modest staffing needs, and systems in place that suit an owner operator or investor looking for low overhead. \* Solid reputation for classic, "made from scratch" Italian dishes (pasta, veal parm, calamari and house sauces are frequently singled out by diners). \* It's longstanding local presence is trusted by repeat patrons and positioned near high foot traffic inner city attractions (making it a dependable choice for both residents and visitors) \* Very attractive lease terms relative to comparable inner city spaces (details available upon request). \* Flexible format: Can be open for full dinner and lunch service, private event capability (small banquets/cocktails), established catering relationships. What guests say (market sentiment) \* Frequently praised for authentic flavours, attentive service, and a warm, family run atmosphere. Key selling points are; \* Turnkey kitchen and dining room with proven menus and supplier relationships. \* Compact staff roster and straightforward operations make this an ideal purchase for an owner/operator or small management team. \* Strong local awareness and regular weekend dinner bookings provide a solid base to continue to grow revenue with modest marketing or extended hours. Included with sale \* Fixtures,

ittings and kitchen equipment (list available on request) \* Transferable vendor contacts and catering relationships \* Financial summaries and rent/lease abstracts available to qualified buyers A full due diligence packet will be provided once a confidentiality agreement is in place, call to start the next steps!