



GRASSROOTS
REALTY GROUP

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MLS # A2270514

Calgary, Alberta



\$170,000

Division:	Calgary
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,810 sq.ft.
Zoning:	-

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

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

Pub & Restaurant for Sale – Calgary Located in a busy and established residential area, this 1,810 SQFT pub and restaurant offers an excellent opportunity for an owner-operator or investor. The space features a very competitive rent of \$4,355.40/month including operating costs, making it a cost-effective operation with strong margins. Monthly sales are approximately \$35,000 and steadily growing. As an independent business with no franchise or royalty fees, food costs remain low and profitability is strong. The business generates an EBITDA of roughly \$60,000 per year, with significant potential to increase revenue through expanded hours, marketing, and menu additions. This is a great opportunity to take over a well-established neighborhood pub with plenty of room to grow.