



**GRASSROOTS**  
REALTY GROUP

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123 Calgary Street SE  
Calgary, Alberta

MLS # A2274241



**\$189,000**

<b>Division:</b>	Meridian
<b>Type:</b>	Business
<b>Bus. Type:</b>	Food & Beverage
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	Private
<b>Size:</b>	1,956 sq.ft.
<b>Zoning:</b>	C-N2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Schedule A, Liquor License

Seize this exceptional opportunity to own a well-established and thriving food and beverage business encompassing 1,956 square feet of thoughtfully designed space. Located in the highly desirable Meridian subdivision, this business benefits from excellent visibility and easy accessibility, positioning it for continued success and growth. This true turnkey opportunity includes all essential equipment, furnishings, and required licenses, allowing for a seamless transition to new ownership. Ideal for experienced restaurateurs looking to expand their portfolio or ambitious entrepreneurs ready to step into a profitable venture, this business offers strong fundamentals and significant upside potential. Don't miss your chance to own a distinguished culinary destination in a prime location. Schedule your private viewing today and discover the possibilities this outstanding opportunity has to offer.