



**MLS # A2282748**

**Calgary, Alberta**



**\$800,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Bar/Tavern/Lounge, Food & Beverage , Recreation , Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	6,875 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**Inclusions:** To be mutually agreed to at the time of sale, and attached to the Offer to Purchase as a Schedule "A"

Sometimes I get unique opportunities that come up for sale and this is one of them! A rare chance to buy a Bar Lounge with a very cool entertainment component. The business is built on family fun, a place for young people to gather and an amazing opportunity to build a very strong corporate team building business as well. There is a small kitchen that is easily operated by staff, without the need for a formal Chef or cooking staff, but you could also explore the idea of putting in a formal full scale kitchen. The rent is VERY reasonable and the whole operation can be run with minimal staff, making it a desirable business model for an ambitious young operator to take to the next level. There are so many things that you need to know about this opportunity, so make a point of checking out this very cool business opportunity.