



GRASSROOTS
REALTY GROUP

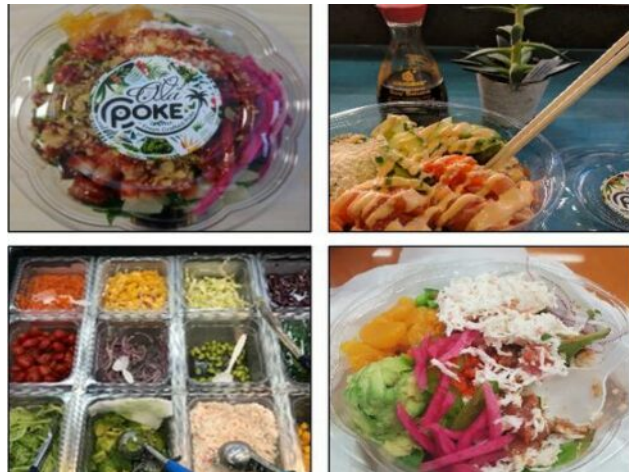
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MLS # A2284745

Calgary, Alberta

\$250,000

Division: Calgary
Type: Retail
Bus. Type: Food & Beverage
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 1,432 sq.ft.
Zoning: -



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

Inclusions: An equipment list will be determined.

An excellent opportunity for an owner-operator to acquire a well-established and highly regarded poke restaurant in Downtown Calgary. Consistently rated #1 by its loyal customer base, this turnkey business offers stable cash flow, simple operations, and strong owner earnings potential. The restaurant features a clean, efficient fast-casual layout with seating for up to 40 guests, supporting dine-in and take-out service. Currently operating Monday to Friday from 11:00 AM to 3:00 PM, the owner has the option to extend hours and add weekend operations, providing immediate upside through increased sales, catering, and delivery. The business operates smoothly with a small team of four employees. Recent annual sales are approximately \$470,000, supported by strong repeat customers and steady downtown demand. Monthly rent, including base rent, operating costs, property tax, and GST, is approximately \$4,300—very competitive for a downtown core location. Situated in a high-traffic commercial building surrounded by office towers and residential density, the restaurant benefits from consistent weekday foot traffic. All equipment, branding, and proprietary recipes are included for a seamless transition. Ideal for a hands-on owner seeking strong SDE, predictable cash flow, and clear growth potential. This business is not a franchise.