



**MLS # A2286764**

**Calgary, Alberta**



**\$199,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Bar/Tavern/Lounge, Deli/Catering, Fast Food, Food & Beverage , Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,208 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"

LOCATION WITHHELD AT SELLER REQUEST - EITHER KEEP THE CURRENT CONCEPT OR BRING YOUR OWN, THIS IS AN EASY CONVERSION IF THAT'S YOUR PLAN. A long operating inner city restaurant with strong profits and a loyal neighbourhood following. This well established business has developed a solid reputation for relaxed evening dining and small celebrations and continues to receive positive local recommendations. The operation is efficient and easy to manage with a compact layout, limited staffing requirements and systems that work well for an owner operator or small management group. The menu focuses on traditional house prepared Italian favourites such as pasta, veal parmesan, calamari and signature sauces. Situated near busy inner city amenities, the restaurant benefits from repeat local customers as well as regular visitor traffic. Lease terms are very favourable for the area and the setup supports dinner service with potential to expand hours, host private functions and continue the established catering business. Customers regularly comment on the welcoming atmosphere, consistent food quality and attentive service. The sale includes a fully equipped kitchen and dining room, established menus and supplier connections, transferable vendor relationships, and financial and lease information available to qualified buyers. A confidentiality agreement is required prior to releasing the full due diligence package. THE SELLER SAYS BRING HIM AN OFFER!