



**100 Anywhere
Calgary, Alberta**

MLS # A2290151



\$65,000

Division: Sunnyside

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,000 sq.ft.

Zoning: com

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: See Schedule A

FOR SALE: Established Small Restaurant in Downtown West Calgary. Don't miss this incredible opportunity to own a fully equipped, turnkey restaurant in the heart of Downtown West Calgary. Located in a prime, high-visibility area with strong foot and vehicle traffic, this business is offered well below market value. Starting a similar operation from scratch would cost over \$200,000, but this ready-to-go restaurant is available at a fraction of that investment. The current owners are closing due to family circumstances, creating a fantastic opportunity for a new operator. The space offers indoor and outdoor Patio seating and is well-suited for a variety of food concepts. Gross rent is approximately \$6,695 per month. A complete equipment list is available in the supplements. Take advantage of this rare chance to step into an established location and make it your own. Please do not approach staff directly. For more information, contact us today.