



**GRASSROOTS**  
REALTY GROUP

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1123 Osler Street  
Carstairs, Alberta

MLS # A2295435



**\$399,900**

<b>Division:</b>	NONE
<b>Type:</b>	Business
<b>Bus. Type:</b>	Restaurant
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	Country Kitchen Family Restaurant
<b>Size:</b>	1,291 sq.ft.
<b>Zoning:</b>	C-1

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Asphalt Shingle

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.13 Acre

**Lot Feat:** -

Exceptional opportunity to own Country Kitchen, a well-established restaurant and standalone commercial property in the heart of Carstairs, Alberta. Just 30 minutes from Calgary, this thriving 45-seat restaurant has been serving the community for over a decade and has earned a strong reputation with a loyal customer base. This is a rare turnkey opportunity offering both business and real estate ownership, with no landlord and no lease obligations. The property is fully equipped with state-of-the-art, near-new kitchen equipment, making it ideal for an owner-operator or investor looking for immediate operational potential. With the current owner retiring, the stage is set for a seamless transition and future growth. Seller financing may be available for qualified buyers. A rare chance to secure an income-generating business, own the building, and invest in the long-term potential of a growing community.