



MLS # A2295639

Calgary, Alberta



\$299,000

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|--------------------|--------------|
| Division: | Calgary |
| Type: | Business |
| Bus. Type: | Restaurant |
| Sale/Lease: | For Lease |
| Bldg. Name: | - |
| Bus. Name: | - |
| Size: | 3,600 sq.ft. |
| Zoning: | - |

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

Inclusions: As per the inventory list provided by the seller

Exceptional opportunity to own a fully operational Italian restaurant with a bar in a high-visibility location on a busy main road near downtown. With liquor license in place, this restaurant offers an excellent opportunity to serve alcoholic beverages and increase revenue potential. Known for its authentic Italian cuisine and strong local following, this business offers a proven concept with room to grow. The space features newly renovated modern interiors, upgraded equipment, and a warm, inviting dining atmosphere with LIVE pizza Oven and seating capacity of 140 . Additional basement space provides valuable extra storage for inventory and supplies. Turnkey operation ideal for owner-operators or investors. Excellent exposure, abundance of customer parkings and ready for immediate takeover.