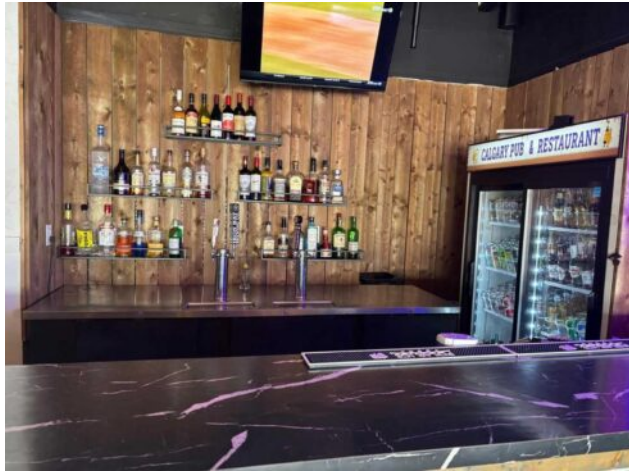




**4501, 26 - Avenue SE
Calgary, Alberta**

MLS # A2304350



\$169,900

Division:	Dover
Type:	Retail
Bus. Type:	Restaurant ,Retail
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	Calgary Pub & Restaurant
Size:	1,800 sq.ft.
Zoning:	-

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

Inclusions: All Assets, Improvements and Equipments

This well-established hospitality venue, Calgary Pub & Restaurant, presents a strong opportunity for entrepreneurs or investors seeking a pub-style dining concept with existing infrastructure and growth potential. Positioned within Calgary's northeast corridor, the business benefits from consistent local traffic, accessibility, and a loyal neighborhood customer base. Operating as a casual pub and restaurant, the establishment caters to a broad demographic with a menu centered around classic comfort food, beverages, and social dining experiences. The layout and ambiance support dine-in service, group gatherings, and a relaxed bar environment—key drivers for repeat patronage in the pub segment. Similar successful concepts in the region, such as The Canadian Brewhouse, demonstrate the strong demand for casual sports bar and pub-style venues offering food, drinks, and social atmosphere. The fully equipped kitchen, bar setup, and established operational framework allow for efficient day-to-day management. This turnkey opportunity is ideal for an owner-operator or hospitality group looking to enhance revenues through menu optimization, liquor program expansion, live entertainment, or targeted marketing initiatives. With Calgary's continued population growth and steady demand for casual dining and nightlife options, this business offers immediate operating potential along with long-term upside through concept repositioning or brand elevation.