



MLS # A2179087

Calgary, Alberta



\$175,000

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|--------------------|--|
| Division: | Calgary |
| Type: | Business |
| Bus. Type: | Bar/Tavern/Lounge, Food & Beverage, Restaurant |
| Sale/Lease: | For Lease |
| Bldg. Name: | - |
| Bus. Name: | - |
| Size: | 3,851 sq.ft. |
| Zoning: | - |

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

Inclusions: To be mutually agreed to at the time of sale, and attached to the Offer to Purchase as a Schedule "A"

This is a well maintained, well equipped pub/restaurant in SW Calgary that is perfect for an operator looking to expand their holdings or get into the business for a reasonable price. You could also change this to any type of restaurant concept, it doesn't need to stay as a pub, and the well laid out kitchen could support any type of cuisine. The space measures out about 3,800 sqft (+/-) with around 120 seats inside and 25 seats on the patio. There is lots of common parking stalls and it located on 2 very busy roadways. The surrounding area is filled with upscale homes with high income earners, as well as high density rental buildings and condos. Call and set up a tour of this pub/restaurant to see all of the great features for yourself!