



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

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**MLS # A2200080**

**Calgary, Alberta**



**\$489,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Bar/Tavern/Lounge, Food & Beverage , Hospitality, Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	3,595 sq.ft.
<b>Zoning:</b>	-

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

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

**\*\*LOCATION INFORMATION IS NOT CORRECT AND IS BEING HELD BACK AT THE SELLERS REQUEST\*\*** The beauty of a true neighbourhood pub is that it's where the locals go, where neighbours meet, the social hub of a community. This pub is the definition of this, and they don't come along in NW Calgary very often. This location has a great community reputation, with a ton of regular clientele. It is surrounded by single family homes, parks and recreational areas, lots of seasonal activities that you could use to build business. There is a very well equipped kitchen, giving you the ability to pursue a strong culinary program. The room is wide open with good sight lines and lots of options for how you would like to lay out games and tables. There are also VLT's that will help with passive income. Please call to discuss this location in more details and get the due diligence package.