



**GRASSROOTS**  
REALTY GROUP

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1135, 4250 109 Avenue NE  
Calgary, Alberta

MLS # A2201117



**\$4,299,990**

Division:	Stoney 3
Type:	Retail
Bus. Type:	Arts and Entertainment,Fast Food,Food & Beverage ,Hospitality,Restaurant
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	4,500 sq.ft.
Zoning:	I-C

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

**Inclusions:** All business chattel sold with property. List to be provided with purchase contract.

Restaurant & Banquet Hall | Incredible Location | Excellent Visibility | Fully Operational Business | Turn Key | Dine In & Take out | Ample Parking. Amazing retail condo situated off the busy intersection of Country Hills Blvd NE & Metris Trail NE. This turn key business has a variety of services catering to the community. With excellent visibility, ample parking and great signing, this property is a fantastic opportunity for growing your business portfolio. With approximately 4,500 SqFt and 24 foot ceilings, this hall has an incredible ambiance for any event. Outside has a 1,500 SqFt patio making this great for summer events too! Hurry and secure this incredible turn key business today!