



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2210172**

**Calgary, Alberta**



**\$189,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	2,927 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>	-
<b>Inclusions:</b>	ASSET LIST		

A Generational Opportunity - An Immaculate Reputation - Over 40 Years of Business Success - 65+ Seat Restaurant and Fully Licensed Bar for 40+, with 4 VLTs - Pizza, Steak, Pasta and CITY FAMOUS Stuffed Potatoes and Dry Ribs - Delivery Success (In house Delivery, SKIP, UBER and DOORDash) - Excellent Lease - Seller Retirement - Located centrally in the NE with years of established clientele and the right community demographics for growth, restaurant / lounge opportunities like this are truly rare. The ambience is inviting, the food is comforting - a turnkey family restaurant operation with a successful lounge and VLTS, you can easily maintain the current success or add your personal touches to increase revenues like more VLTS, team sponsorship, theme nights and expanding delivery areas.