

MLS # A2270514

Calgary, Alberta

**\$225,000**



Division: Calgary

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,810 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Pub & Restaurant for Sale &ndash; Calgary Located in a busy and established residential area, this 1,810 SQFT pub and restaurant offers an excellent opportunity for an owner-operator or investor. The space features a very competitive rent of \$4,355.40/month including operating costs, making it a cost-effective operation with strong margins. Monthly sales are approximately \$35,000 and steadily growing. As an independent business with no franchise or royalty fees, food costs remain low and profitability is strong. The business generates an EBITDA of roughly \$60,000 per year, with significant potential to increase revenue through expanded hours, marketing, and menu additions. This is a great opportunity to take over a well-established neighborhood pub with plenty of room to grow.