

780-832-5880

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## MLS # A2270514

## Calgary, Alberta

Heating:
Floors:
Roof:
Exterior:
Water:
Sewer:
Inclusions:

N/A



\$225,000

Calgary Retail

Division:

Type:

Bus. Type:	-	
Sale/Lease:	For Lease	
Bldg. Name:	-	
Bus. Name:	-	
Size:	1,810 sq.ft.	
Zoning:	-	
	Addl. Cost:	-
	Based on Year:	-
	Utilities:	-
	Parking:	-
	Lot Size:	-
	Lot Feat:	-

Pub & Restaurant for Sale – 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.