

**MLS # A2275184**

**Calgary, Alberta**

# \$449,000



<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Food & Beverage ,Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	4,500 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"

**\*\*HUGE PRICE REDUCTION - SELLER IS MOTIVATED\*\*** This is a rare opportunity to acquire a fully built out, well established family dining restaurant located in a high exposure commercial area with consistent daily traffic. The space is designed for family dining and is ideally suited for a full service restaurant, breakfast concept, or casual dining operation looking to capitalize on an existing, functional layout with a large dining room and an open lounge area with a nice size bar. The premises feature a spacious dining room, well equipped commercial kitchen, ample storage, and efficient back-of-house areas, allowing for a smooth transition for a new operator. Extensive leasehold improvements are already in place, significantly reducing startup costs and time to opening. Positioned near major transportation routes, hotels, offices, this location benefits from steady weekday and weekend demand from local businesses and nearby residential communities. Generous parking and convenient access further enhance the site's appeal. This offering is ideal for experienced operators or first-time restaurateurs seeking a turnkey opportunity in a proven restaurant corridor with strong visibility and long-term potential, but will be subject to landlord approval of the buyer and their business plan.