



GRASSROOTS
REALTY GROUP

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MLS # A2222451

Calgary, Alberta



\$950,000

Division:	Calgary
Type:	Business
Bus. Type:	Food & Beverage ,Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	4,915 sq.ft.
Zoning:	-

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Inclusions: To be mutually agreed to at the time of sale, and attached to the Offer to Purchase as a Schedule "A"

****LOCATION IS NOT PUBLISHED FOR PRIVACY REASONS**** This is a unique opportunity to acquire a highly successful, chef driven restaurant with over a decade of consistent performance and community recognition. Opened in 2010, the business was self-financed, designed, and built from the ground up by experienced hospitality professionals with a clear and lasting vision. Since then, it has become a staple in the local dining scene, celebrated for its wood-fired cuisine, refined ambiance, and exceptional service. Business Highlights:

- Proven track record: Nearly 14 years of continuous, profitable operation with strong brand equity and an established customer base.
- Exceptional design: Accommodates 125 guests in a beautifully designed dining room
- Includes a 25 seat private dining room (PDR) frequently used for corporate and private events
- Features an open kitchen centered around a wood-burning rotisserie and charcoal grill
- Culinary excellence: All food is prepared on-site with a locally inspired, high- functionality menu that appeals to both casual diners and discerning food lovers.
- Corporate, community, and family focused: Regularly hosts pharmaceutical meetings, business functions, private celebrations, and enjoys high traffic during graduation and holiday seasons.
- Strong team culture: Staffed by 50 - 58 full and part time team members, supported by a structured, team oriented work environment with comprehensive employee benefits.
- Strategic Location & Accessibility: Located in a thriving Calgary community, easily accessible from affluent residential neighborhoods and key commercial zones.
- Excellent exposure to both local and destination traffic, with high volume spin off from nearby institutions, medical centers, retail hubs, and cottage industries.
- Well connected via major city

arteries and highways, ensuring access from all quadrants of Calgary. • Ample free parking nearby plus a secure, multi-level underground parkade with 10 dedicated 24/7 stalls for staff or guests. • Favorable lease terms with low rental rates, adding long-term financial stability and scalability. This is a turnkey opportunity ideal for an experienced restaurateur, chef/owner, or investor seeking a well-branded, highly profitable, and sustainably operated dining business in one of Calgary's most desirable corridors. Further details available upon request. NDA and proof of financial capacity required.