



GRASSROOTS
REALTY GROUP

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MLS # A2244034

Calgary, Alberta



\$1,980,000

Division:	Calgary
Type:	Industrial
Bus. Type:	Hospitality
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	12,000 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	All brewery equipment, tap room furnishings and office fixtures are included in the sale.		

This is a fully operational brewery and distillery built with top of the line equipment and building specs. It has the capability to produce 500,000 litres per year (this equates to 10,000 50-litre kegs per year or 192 kegs per week). With the addition of approximately \$200,000 to \$220,000 of investment, production could be increased to 1 Million liters per year. The facility is licensed for 3 separate types of production: 1. As a brewery 2. Distillery for production of spirits. 3. An NGS license (national grain spirits). This space is 2 condominium bays and the Landlord would be willing to sell the real estate for between \$1.8 - \$2 Million. There is an automatic canning line with provision for labelling up to 35 cans per minute. The complete facility is built to code and ready for a new owner to take over with no upgrades needed. The owner is willing to stay on to train a new owner. The owner designed the brewery from scratch and has the highest caliber of equipment, fixtures, finishing, including tile flooring and stainless steel fixturing. This is a brewery that must be seen and explained to be fully appreciated!