



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2259519**

**Calgary, Alberta**



**\$325,000**

|                    |                             |
|--------------------|-----------------------------|
| <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>       | 1,208 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"

**\*\*LOCATION WITHHELD AT SELLER'S REQUEST\*\*** Well Established, Profitable Inner City Italian Restaurant Here is the perfect opportunity to acquire a long running, profitable inner city restaurant with a loyal following. This Italian style neighbourhood restaurant has been owned and operated by the same chef/owner for many years, earning a great reputation for casual evening dining or a special event destination and is regularly recommended by local dining guides. Why this is a strong buy \* Consistent years of profitable operations \* Proven profitability and straightforward operations: small footprint, modest staffing needs, and systems in place that suit an owner operator or investor looking for low overhead. \* Solid reputation for classic, "made from scratch" Italian dishes (pasta, veal parm, calamari and house sauces are frequently singled out by diners). \* It's longstanding local presence is trusted by repeat patrons and positioned near high foot traffic inner city attractions (making it a dependable choice for both residents and visitors) \* Very attractive lease terms relative to comparable inner city spaces (details available upon request). \* Flexible format: Can be open for full dinner and lunch service, private event capability (small banquets/cocktails), established catering relationships. What guests say (market sentiment) \* Frequently praised for authentic flavours, attentive service, and a warm, family run atmosphere. Key selling points are; \* Turnkey kitchen and dining room with proven menus and supplier relationships. \* Compact staff roster and straightforward operations make this an ideal purchase for an owner/operator or small management team. \* Strong local awareness and regular weekend dinner bookings provide a solid base to continue to grow revenue with modest marketing or extended hours. Included with sale \* Fixtures,

fittings and kitchen equipment (list available on request) \* Transferable vendor contacts and catering relationships \* Financial summaries and rent/lease abstracts available to qualified buyers A full due diligence packet will be provided once a confidentiality agreement is in place, call to start the next steps!