

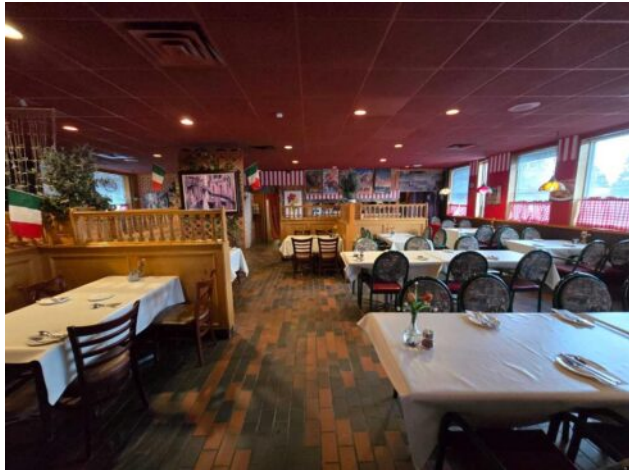


GRASSROOTS
REALTY GROUP

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802 16 Avenue NW
Calgary, Alberta

MLS # A2263687



\$245,000

Division: Mount Pleasant

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 4,500 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

Well-known popular restaurant business for sale just off of 16 Ave, great location with lots of exposure to thousands of cars daily. Ample parking, featuring 4500 sq ft of usable space. Included is a lounge which seats 40 and currently has 6 VLT. Dining room offers 100 seats and the patio offers 20 seats. Good all-year-round restaurant to run. Full commercial kitchen on site, ideal for any foods. Lovely atmosphere for your guests. Menu change is possible with landlord approval. Please do not go direct and bother staff and owner. All appointments are to be with a realtor. Thank you.