



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2272464**

**Calgary, Alberta**



**\$299,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Bar/Tavern/Lounge, Food & Beverage, Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,850 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	N/A

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	-
<b>Lot Feat:</b>	-

Fantastic opportunity to own a well-established franchise restaurant in a high-traffic Calgary location. Surrounded by strong residential and commercial demographics, this modern, health-focused restaurant benefits from consistent foot traffic, excellent visibility, and steady repeat customers. The space is fully equipped, well maintained, and professionally operated with streamlined systems already in place. Strong potential to increase sales through catering, delivery platforms, community partnerships, and extended hours. Ideal for an owner-operator or investor looking to step into a profitable, recognizable brand with huge growth possibilities.