



**2763 Sunridge Way NE  
Calgary, Alberta**

**MLS # A2280044**



**\$274,900**

**Division:** Sunridge

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,426 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

**LOCATION ! LOCATION!!! LOCATION!!!!** -- Excellent Restaurant / Entertainment Hotel in Calgary Commercial Location and Cheapest Listing Price in Calgary, AB, Canada. \*\*\* Type: Asset Sale An exceptional opportunity to own a fully equipped, profitable restaurant in a strategic Calgary location. Currently operating as an Italian restaurant, this space is ideal for entrepreneurs looking to take over an existing setup and rebrand with a concept of their choice. Highlights: &bull; Asset Sale Only &ndash; With all equipment included as per attached All Equipment's List &bull; Excellent Location with strong foot traffic, Near Hotels and excellent visibility &bull; Low Lease Rates with favorable terms in place &bull; Fully Equipped Commercial Kitchen &bull; Licensed Premises with dine-in bar and takeout options &bull; All chattels and fixtures included in the sale Whether you continue with the Italian theme or bring in a new food concept, the flexibility of this space offers endless possibilities. Landlord will approve any other food concept. as: \*\*\*Franchisees \*\*\*restaurateurs &bull; \*\*\*Expanding brands as required, etc. \*\*\*This is an Excellent opportunity for affordable and flexible restaurant opportunity in one of Calgary's busiest areas.\*\*\* For more information or to schedule a walk through viewing - contact the listing agent.\*\*\* Easy to see, Call your Realtor for appointment to see. Showing Times are as Per: MONDAY to FRIDAY before 10 AM or Between 2.30 PM to 4.30 PM. SATURDAY & SUNDAY any time before 4.30 PM. Thank's in advance.