



**MLS # A2280215**

**Calgary, Alberta**



**\$399,000**

<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>	4,478 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>	-
<b>Inclusions:</b>	N/A		

Extremely rare opportunity to own an established pizza restaurant & pub of over 25 years. This unique business model has been very successful and profitable over the years unlike any other restaurant concept that is available on the market. This long-standing restaurant has a footprint of 4,478sqf which boasts a unique blend of pizza, bar and entertainment that offers not only just dining but take out as well as the ability to host a large party and special events in its separate private room. It comes with a fully equipped commercial kitchen, a near 200 people seating and plenty of street and onsite parking. A total of 5 modern day onsite VLTs that generates revenue enough to cover rent. With low operating cost, this is truly a remarkable business model that was meant to give the owner financial freedom and flexibility with minimal risk. Perfectly located in the heart of Calgary in a highly centralized location near the LRT train station. This is a once in a lifetime opportunity because the owners are retiring. There is no better restaurant business to put your money in than this one. Potential buyers will need to be qualified, and address will only be disclosed after signing a confidentiality agreement.