



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2286783**

**Calgary, Alberta**

**\$369,000**



<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Bar/Tavern/Lounge, Deli/Catering, Fast Food, Food & Beverage , Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,252 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"

Hospitality Asset Sale &ndash; Inner City Calgary Turnkey opportunity to acquire a fully built, licensed hospitality space in one of Calgary's most established inner city districts. Extensively improved with quality construction and thoughtful design, the premises offers an efficient service layout, commercial kitchen infrastructure, bar buildout, seating, and all necessary systems to operate immediately. This is an ideal opportunity for an owner operator or hospitality group looking to avoid the significant time, capital investment, and permitting risk associated with a new build. The space is well suited for a range of food and beverage concepts including cafe, restaurant, wine bar, or hybrid retail hospitality. Offered at a substantial discount to replacement cost. Brand assets and goodwill may be available to qualified purchasers. Further details available upon execution of a confidentiality agreement.