

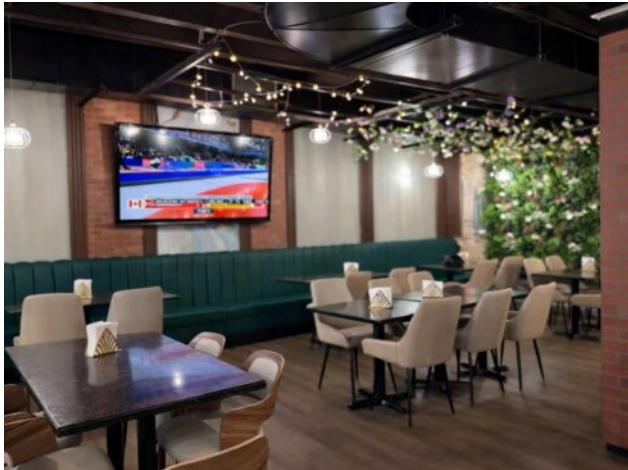


GRASSROOTS
REALTY GROUP

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MLS # A2304672

Calgary, Alberta



\$249,000

Division: Calgary
Type: Retail
Bus. Type: Restaurant
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 3,859 sq.ft.
Zoning: -

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Equipment list will be provided		

Prime opportunity to own a thriving shisha and restaurant business in the heart of downtown Calgary. Ideally situated on the main floor of a high rise building along a busy, high visibility road, this well-established venue benefits from consistent foot traffic and a strong, loyal customer base. This unique concept blends a vibrant hookah lounge atmosphere with a diverse menu featuring Mediterranean cuisine alongside popular Western dishes, appealing to a broad clientele. The stylish interior and inviting ambiance make it a go to destination for casual dining, social gatherings, and late night experiences. In addition to regular service, the business is a sought after venue for private events and group bookings, creating multiple revenue streams. A well developed catering operation further expands its reach beyond the physical location, serving corporate functions, parties, and special occasions. With its prime location, versatile offerings, and strong brand presence, this turnkey business presents an exceptional investment opportunity for entrepreneurs looking to step into Calgary's dynamic hospitality scene.