



**GRASSROOTS**  
REALTY GROUP

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1135, 4250 109 Avenue NE  
Calgary, Alberta

MLS # A2305583



**\$3,500,000**

<b>Division:</b>	Stoney 3
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Arts and Entertainment, Fast Food, Food & Beverage, Hospitality, Restaurant
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	4,500 sq.ft.
<b>Zoning:</b>	I-C

<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:** All business chattel sold with property. List to be provided with purchase contract.

Exceptional opportunity to own a fully operational turn-key Restaurant & Banquet Hall, including real estate, located at the high-exposure intersection of Country Hills Blvd NE & Metis Trail NE. Featuring approximately 4,500 sq. ft. with 24 ft ceilings, the space is ideal for dine-in, takeout, and large-scale events. Includes a spacious &plusmn;1,500 sq. ft. patio, perfect for seasonal use. Turn-key setup with strong potential for owner-users or investors.