



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

MLS # A2317478

Calgary, Alberta

\$299,000



Division: Calgary
Type: Retail
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 825 sq.ft.
Zoning: -

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

Inclusions: Please see the equipment list in supplement.

Excellent opportunity to own a well-established Italian restaurant in Calgary's highly desirable Mission district. The business has a strong local reputation with approximately 90% repeat customers, strong walk-in traffic, and weekend reservations often booked 2-3 weeks in advance. The restaurant is currently closed on Wednesdays and statutory holidays. Current owner works approximately only 3-4 days per week, offering further upside potential for a hands-on operator. Conversion to another restaurant concept may be possible subject to landlord approval. Excellent opportunity for owner-operators, chefs, or hospitality investors. Please do not approach staff or ownership directly.