



MLS # A2320652

Calgary, Alberta



\$225,000

Division:	Calgary
Type:	Business
Bus. Type:	Bar/Tavern/Lounge, Fast Food, Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,097 sq.ft.
Zoning:	-

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

Inclusions: Seller to provide asset list upon accepted offer.

Rare opportunity to secure a premium restaurant asset on 17th Avenue SW, one of Calgary’s busiest, most vibrant, and most sought-after food, nightlife, and entertainment corridors. This proven location generated approximately \$4.5M in sales last year and has been home to a well-known brand for many years, playing a major role in the brand’s growth, visibility, and success. This is a true “location is gold” opportunity. The current operator is relocating to a larger space, creating a rare opening for a new owner to step into a high-exposure, fully built-out restaurant premises at approximately one-quarter of the estimated rebuild cost. For an experienced operator, franchise group, or growing food brand, this location offers the kind of traffic, visibility, infrastructure, and market presence that is extremely difficult to recreate from scratch. This is an asset sale only. The buyer must bring their own brand, concept, menu, recipes, and operations. No recipes, branding rights, or similar food concept will be shared or permitted. The premises feature extensive upgrades, branded commercial equipment, and two 12-foot commercial hood fans, providing a strong foundation for a wide range of food concepts. Additional basement space may also be available for storage and prep use at minimal extra rent, if required. The location may be suitable for many food concepts, subject to landlord and owner approval; however, the seller will not consider any concept similar to the existing cuisine. Opportunities of this quality, in this type of established high-traffic restaurant corridor, rarely become available. Bring your vision, your brand, and your operating experience, and take advantage of a proven restaurant setup in one of Calgary’s most happening destinations. Confidentiality Agreement is required and available in supplements. Please do not

approach staff or visit the business without scheduling an appointment. All showings must be arranged in advance.