



MLS # A2325424

Calgary, Alberta

\$199,999

17th Ave SW
Restaurant Opportunity

FLEXIBLE RESTAURANT + BAR SPACE

- ✔ 3,344 SF
- \$ Asking Price: \$199,999
- @ Lease Rate: \$30.00/SF NNN
- ▲ Very Attractive Rent for 17th Ave SW
- 🔧 Recently Renovated Kitchen
- ☀️ Good Patio
- 🔄 Easy to Rebrand or Refresh Decor
- 👤 Ideal for a Wide Range of Food + Beverage Concepts

📍 STRONG EXPOSURE IN ONE OF CALGARY'S BEST KNOWN DINING AND ENTERTAINMENT AREAS



Division:	Calgary
Type:	Business
Bus. Type:	Bar/Tavern/Lounge, Food & Beverage, Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	3,344 sq.ft.
Zoning:	-

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

Inclusions: To be mutually agreed to at the time of sale, and attached to the Offer to Purchase as a Schedule "A"

Excellent opportunity to acquire a well-located restaurant and bar space on Calgary's highly desirable 17th Avenue SW. This location offers strong exposure, steady traffic, a good patio, and the flexibility for a new owner to continue with the existing style of business or bring in an entirely new food and beverage concept. The space is already set up as a full-service restaurant and bar, but the real value is in the location, the lease, the patio, and the ease of conversion. The kitchen has been recently renovated, which gives a new operator a major head start and helps avoid the cost and downtime of a major back-of-house buildout. The front-of-house area can be refreshed or redesigned without a complicated renovation, making it a good fit for many different concepts, including casual dining, a lounge, pub, cocktail bar, specialty cuisine, quick service, or a new branded restaurant. The rent is very attractive for 17th Avenue SW and should be viewed as one of the strongest selling features of this opportunity. For an operator looking to control occupancy costs while securing a presence in one of Calgary's best-known restaurant and entertainment areas, this is a very compelling option. This is a great opportunity for an owner-operator, experienced restaurant group, or growing food and beverage brand looking for a flexible space in a strong inner-city location. With a renovated kitchen, good lease economics, a patio, and the ability to rebrand or convert the decor with relative ease, this location provides a solid foundation for a new operator to step in and make it their own.