



**GRASSROOTS**  
REALTY GROUP

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**120 EDMONTON TRAIL**  
Calgary, Alberta

**MLS # A2326837**



**\$169,900**

**Division:** Crescent Heights

**Type:** Retail

**Bus. Type:** Restaurant

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,207 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Well-established restaurant business for sale in an excellent location, operating for the past 5 years. This 1,207 sq. ft. space with 2 washrooms accommodates up to 48 guests and is surrounded by established residential communities, including many high-end homes and condominiums, providing strong customer potential. The current business is fully operational, and the menu may be changed with the landlord's approval, making this an excellent opportunity to bring your own concept to life. Conveniently located with easy access to Edmonton Trail, 16 Avenue, Centre Street, and Downtown Calgary. Additional features include rear parking for customers and staff. All showings are by appointment only. Please do not approach or disturb the owner or staff.