



GRASSROOTS
REALTY GROUP

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MLS # A2330856

Calgary, Alberta



\$448,000

Division: Calgary
Type: Business
Bus. Type: Restaurant
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 1,800 sq.ft.
Zoning: COM

Heating: -
Floors: -
Roof: -
Exterior: -
Water: -
Sewer: -
Inclusions: none

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: -
Lot Feat: -

Exceptional Turnkey Restaurant Opportunity – Established Family Business Since 1989 Rare opportunity to acquire a well-established, family-owned restaurant that has successfully operated from the same prime location for over 37 years. This long-standing business has earned an outstanding reputation within the community for its quality food, exceptional service, and loyal repeat clientele. Specializing in pizza, steaks, and a diverse menu, the restaurant is fully operational and ready for a seamless ownership transition. The premises offer approximately 2,000 sq. ft. of well-designed dining and kitchen space with 62 indoor seats, creating a warm and inviting atmosphere for customers. The business has demonstrated a strong operating history, with average annual gross sales of approximately \$700,000 and an estimated Seller's Discretionary Earnings (or net income, as applicable) in the range of \$140,000–\$150,000. One of the property's most attractive features is its affordable lease of approximately \$7,000 per month, offering excellent occupancy costs relative to its size and revenue history. The established customer base, strong goodwill, and recognized brand within the community provide an outstanding foundation for continued success. This business is ideally suited for owner-operators, experienced restaurateurs, family businesses, or investors seeking a proven operation with significant goodwill and future growth potential through expanded marketing, catering, delivery services, extended operating hours, or menu enhancements.