



GRASSROOTS
REALTY GROUP

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MLS # A2334694

Calgary, Alberta



\$275,000

Division: Calgary
Type: Business
Bus. Type: Restaurant
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 4,000 sq.ft.
Zoning: -

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Please contact the listing agent		

Excellent opportunity to acquire a fully built-out restaurant and bar in a prime location on Calgary's vibrant 17 Ave SW corridor. This well-positioned space offers approximately 4,000 sq. ft. with 145 interior seats plus a 30-seat patio, providing strong capacity for dine-in, bar service, and seasonal patio operations. The premises benefit from excellent exposure, strong surrounding traffic, and a highly desirable inner-city commercial location. Rent is approximately \$14,000 per month, with January rent-free each year. Ideal opportunity for an owner-operator, investor, or restaurant group looking to establish or expand in one of Calgary's most recognized dining and entertainment areas. Please do not attend the premises without an appointment and do not contact staff or ownership directly. Showings by appointment only. NDA required for additional information.