



GRASSROOTS
REALTY GROUP

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MLS # A2337051

Calgary, Alberta



\$699,900

Division:	Calgary
Type:	Business
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	17,000 sq.ft.
Zoning:	-

Heating:	Boiler
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	all existing restaurant operating equipment and furniture

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

Large restaurant in Calgary, after 20 years in business under the same concept, the business owner decides to retire, with a yearly reservation orders for large parties, such as weddings, birthday parties, political conventions, community association events, award ceremonies, Corporate Events, Church Function, Theme Parties, Benefits/Fundraisers, Private Parties, etc...this is a profitable business, not to mention the lunch and dinner retail, as well as the take out and delivery businesses. With the year ahead reservations, the investor will recover the purchase price in a relatively short time. 17,000sf, including storage, low lease rate of \$16/sf. Suitable for operators with large restaurant experience. To set up such a 17,000 sf space will cost \$1.2M to \$1.5M, but now you can get this built out for half the price. The condition is good, no renovation required in the next few years.