



GRASSROOTS
REALTY GROUP

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MLS # A2337213

Calgary, Alberta

\$220,000



Division: Calgary
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 1,591 sq.ft.
Zoning: -

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

Inclusions: * Deep fryers-2

* Flat tops 1

* Large rational professional oven-1

* stove/ induction-1

* Commercial microwave-1

* Refrigerators-2 large (double door)

* Prep table-1 large and 1 small

* Refrigerated prep units-2

* Well established 1,591 sq. ft. restaurant, successfully operating since July 2023, with a competitive monthly rent of \$5,051 including

operating costs. The restaurant has built a strong social media presence and, more importantly, maintains an excellent 4.7-star Google

rating, supported by a strong number of organic customer reviews accumulated consistently over time. This reflects its established

reputation, customer loyalty, and consistently positive dining experience.

* Shelving and storage racks-16

* Tables-8

* Chairs- 30

* Ecolab cleaning system