



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2187887**

**Calgary, Alberta**



**\$329,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	Bar/Tavern/Lounge
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	5,326 sq.ft.
<b>Zoning:</b>	Commercial

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** All furniture, fixtures and equipment in the pub are included.

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Many regular clientele at this pub which features 10 VLTs. It's located on a main artery with easy access. Surrounded by hundreds of industrial businesses. The pub has very deep roots and is iconic in the neighborhood. The owner is ready to retire and the pub is ready for the energy of a new owner! Great opportunity at a super price!