



GRASSROOTS
REALTY GROUP

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MLS # A2210172

Calgary, Alberta



\$189,000

Division:	Calgary
Type:	Business
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	2,927 sq.ft.
Zoning:	-

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

A Generational Opportunity - An Immaculate Reputation - Over 40 Years of Business Success - 65+ Seat Restaurant and Fully Licensed Bar for 40+, with 4 VLTs - Pizza, Steak, Pasta and CITY FAMOUS Stuffed Potatoes and Dry Ribs - Delivery Success (In house Delivery, SKIP, UBER and DOORDash) - Excellent Lease - Seller Retirement - Located centrally in the NE with years of established clientele and the right community demographics for growth, restaurant / lounge opportunities like this are truly rare. The ambience is inviting, the food is comforting - a turnkey family restaurant operation with a successful lounge and VLTS, you can easily maintain the current success or add your personal touches to increase revenues like more VLTS, team sponsorship, theme nights and expanding delivery areas.