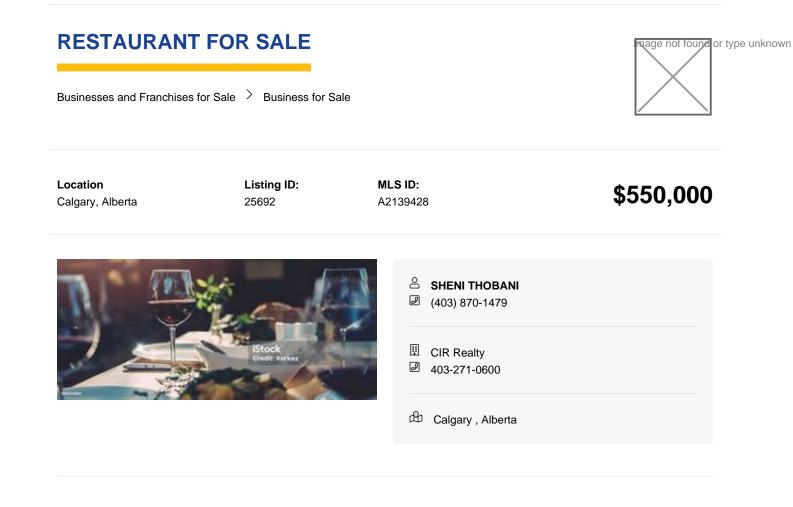


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Transaction Type For Sale

Zoning C-COR3 f3.0h46

Structure Type Retail

Building Area (Sq. Ft.) 9900.00

Restrictions Phone Listing Broker Days On Market

Building Type Commercial Mix,Mixed Use,See Remarks

Property Type Commercial

Building Area (Sq. M.) 919.73

Reports Financial Statements Business Type Restaurant

Year Built 1955

Property Sub Type Business

Inclusions Furniture, Fixtures & Equipment List as per Schedule 'B' to be provided with accepted Offer

A Rare Gem On The Market here's is your chance to own one of the longest running established restaurants, on one of the busiest streets in Calgary. Located within 5 minute proximity of the downtown core. This beloved dining spot is renowned for its authentic dishes and warm, inviting ambiance. With a solid reputation and strong customer base, it's a fantastic opportunity for any aspiring or experienced restaurateur. The restaurant is fully equipped and ready for a new owner to continue its legacy of excellence. Don't miss this rare chance to step into a thriving business! And as a Bonus, you have the opportunity to purchase the Real Estate & Building for \$1,700,000, please see MLS# A2139473. Please Note: Business & Land & Building is a Package Deal. Call today to schedule a Tour, Weekdays between 9am - 10am and Weekends between 1.30pm - 2.30pm. Act fast, as exceptional investment opportunities like this don't come around often!

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