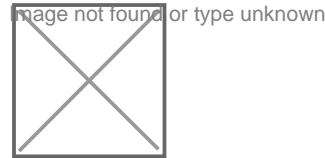


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

A GENERATIONAL OPPORTUNITY - AN IMMACULATE REPUTATION - OVER 40 YEARS OF BUSINESS SUCCESS - 65+...



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
30119


MLS ID:
A2210172

\$219,000



 **PETER RALLIOS**
 (403) 630-8959

 CIR Realty
 403-294-1500

 Calgary , Alberta

Transaction Type For Lease	Days On Market 10	Lease Amount 27.50
Lease Frequency Annually	Building Type Strip Mall	Year Built 1972
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Business
Building Area (Sq. Ft.) 2927.00	Building Area (Sq. M.) 271.92	Footprint (Sq. Ft.) 2927
Inclusions ASSET LIST	Restrictions None Known	Reports None

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.

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