

**MLS # A2226118**

**Calgary, Alberta**



**\$429,900**

**Division:** Calgary  
**Type:** Retail  
**Bus. Type:** Restaurant  
**Sale/Lease:** For Lease  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 2,426 sq.ft.  
**Zoning:** -

**Heating:** -  
**Floors:** -  
**Roof:** -  
**Exterior:** -  
**Water:** -  
**Sewer:** -  
**Inclusions:** NON

**Addl. Cost:** -  
**Based on Year:** -  
**Utilities:** -  
**Parking:** -  
**Lot Size:** -  
**Lot Feat:** -

**LOCATION ! LOCATION!!! LOCATION!!!!** Asset Sale &ndash; Italian Restaurant in Prime Calgary Location Listing Price: \$429,000  
Location: Calgary, AB Type: Asset Sale An exceptional opportunity to own a fully equipped, turnkey restaurant in a strategic Calgary location. Currently operating as an Italian restaurant, this space is ideal for entrepreneurs looking to take over an existing setup or rebrand with a concept of their choice. Highlights: &bull; Asset Sale Only &ndash; With all all equipment included as per schedule &lsquo;A&rsquo; &bull; Prime Location with strong foot traffic and excellent visibility &bull; Low Lease Rates with favorable terms in place &bull; Fully Equipped Commercial Kitchen &bull; Licensed Premises with dine-in. bar and takeout options &bull; All chattels and fixtures included in the sale Whether you continue with the Italian theme or bring in a new food concept, the flexibility of this space offers endless possibilities. Landlord will approve any other food concept. Perfect for: &bull; Owner-operators &bull; Franchisees &bull; First-time restaurateurs &bull; Expanding brands Don&rsquo;t miss out on this affordable and flexible restaurant opportunity in one of Calgary&rsquo;s busiest areas. ?? For more information or to schedule a viewing, contact the listing agent