

**123 Any Street SW**  
**Calgary, Alberta**

**MLS # A2245755**



**\$788,000**

**Division:** Downtown Commercial Core

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 17,000 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Furniture and utensil that can host a 700 person dinner banquet at one time, kitchen equipment and facilities to separate the space with dividers to host multiple functions/parties at the same time. Audio, Video equipment. Office equipment, video monitor system, Bar equipment, kitchen equipment.

Large Banquet Facility in Calgary. Accommodates 700 people with full kitchen and catering. Suitable for multi-days wedding parties, birthday parties, political conventions, community association events, award ceremonies, Corporate Events, Church Function, Theme Parties, Benefits/Fundraisers, Private Parties, etc...this is a profitable business. The restaurant has a capacity of 700 seating at one time, so for the larger events, this is like a monopoly. With the year ahead bookings, investor will recover the purchase price in 2 years time. 17,000sf, low lease rate of \$16/sf. Suitable for operators with banquet experience. To set up such a 17,000 sf space will cost \$1.2M to \$1.5M, but now you can get this built out for half the price. The condition is good, no renovation required in the next few years.