

**MLS # A2194324**

**Calgary, Alberta**



**\$150,000**

**Division:** Calgary  
**Type:** Business  
**Bus. Type:** Deli/Catering, Food & Beverage, Restaurant  
**Sale/Lease:** For Lease  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 3,362 sq.ft.  
**Zoning:** -

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b> Seller to provide Equipment List			

We are excited to present an excellent opportunity to own a fully operational restaurant with a seating capacity of 90 guests. Located on the bustling 17 Ave SE - International Ave. This turnkey business is perfect for restaurateurs looking to expand their portfolio or entrepreneurs eager to step into a thriving dining environment. The restaurant features a fully equipped kitchen designed to support efficient meal preparation and service. It also boasts a walk-in cooler (recently upgraded) and walk-in freezer, providing enhanced food storage and energy efficiency. With ample storage space, the restaurant is designed to keep ingredients and supplies organized and easily accessible. The prime location offers high foot traffic and visibility, drawing in both locals and tourists. The restaurant is a turnkey operation, ready for immediate use with established staff and systems already in place. Whether you're looking to start your own restaurant or take over an established business with a strong foundation, this property offers an incredible opportunity. The location's popularity, combined with the restaurant's reputation, sets you up for continued success. Don't miss out on this fantastic opportunity to own a well-equipped and established restaurant! Lease INCLUDES Operating Cost.