

1234 Any Avenue
Calgary, Alberta

MLS # A2138732



\$299,000

Division:	Beltline
Type:	Business
Bus. Type:	Food & Beverage ,Hospitality,Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	3,579 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

Inclusions: To be mutually agreed to at the time of sale, and attached to the Offer to Purchase as a Schedule "A"

This is an opportunity to buy a fully fixtured, impeccably maintained restaurant space in Calgary's Beltline District. The space is elegant and warm and can be easily transformed into whatever your business vision might be. The kitchen is open concept, providing guests with a great view of the culinary show every night. The sight lines are excellent, something that is so important in today's restaurant scene. The floor to ceiling window make the space bright and airy during the day and bring the city in at night, and the high ceilings make the space feel open and modern. The surrounding area is filled with high rise condo's, providing lots of density to draw from, and there is ample street parking. The neighbourhood would benefit greatly from a breakfast concept, as there is nothing like that in the area at the moment, so incorporating that into the operation would provide an additional revenue stream. You can purchase this space at a fraction of the cost of building out a new restaurant, just put your touches on it and be open for business in short order.