

1135, 4250 109 Avenue NE  
Calgary, Alberta

MLS # A2201117



## \$4,299,990

|             |   |
|-------------|---|
| Division:   | Stoney 3  |
| Type:       | Retail  |
| Bus. Type:  | Arts and Entertainment, Fast Food, Food & Beverage, Hospitality, Restaurant |
| Sale/Lease: | For Sale  |
| Bldg. Name: | -   |
| Bus. Name:  | -   |
| Size:       | 4,500 sq.ft.  |
| Zoning:     | I-C   |

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

**Inclusions:** All business chattel sold with property. List to be provided with purchase contract.

Restaurant & Banquet Hall | Incredible Location | Excellent Visibility | Fully Operational Business | Turn Key | Dine In & Take out | Ample Parking. Amazing retail condo situated off the busy intersection of Country Hills Blvd NE & Metris Tail NE. This turn key business has a variety of services catering to the community. With excellent visibility, ample parking and great signing, this property is a fantastic opportunity for growing your business portfolio. With approximately 4,500 SqFt and 24 foot ceilings, this hall has an incredible ambiance for any event. Outside has a 1,500 SqFt patio making this great for summer events too! Hurry and secure this incredible turn key business today!