

**MLS # A2222451****Calgary, Alberta****\$950,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Food & Beverage ,Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	4,915 sq.ft.
<b>Zoning:</b>	-

<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>	-

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

**\*\*LOCATION IS NOT PUBLISHED FOR PRIVACY REASONS\*\*** This is a unique opportunity to acquire a highly successful, chef driven restaurant with over a decade of consistent performance and community recognition. Opened in 2010, the business was self-financed, designed, and built from the ground up by experienced hospitality professionals with a clear and lasting vision. Since then, it has become a staple in the local dining scene, celebrated for its wood-fired cuisine, refined ambiance, and exceptional service. Business Highlights:

- Proven track record: Nearly 14 years of continuous, profitable operation with strong brand equity and an established customer base.
- Exceptional design: Accommodates 125 guests in a beautifully designed dining room
- Includes a 25 seat private dining room (PDR) frequently used for corporate and private events
- Features an open kitchen centered around a wood-burning rotisserie and charcoal grill
- Culinary excellence: All food is prepared on-site with a locally inspired, high- functionality menu that appeals to both casual diners and discerning food lovers.
- Corporate, community, and family focused: Regularly hosts pharmaceutical meetings, business functions, private celebrations, and enjoys high traffic during graduation and holiday seasons.
- Strong team culture: Staffed by 50 - 58 full and part time team members, supported by a structured, team oriented work environment with comprehensive employee benefits.

**Strategic Location & Accessibility:**

- Located in a thriving Calgary community, easily accessible from affluent residential neighborhoods and key commercial zones.
- Excellent exposure to both local and destination traffic, with high volume spin off from nearby institutions, medical centers, retail hubs, and cottage industries.
- Well connected via major city

arteries and highways, ensuring access from all quadrants of Calgary. • Ample free parking nearby plus a secure, multi-level underground parkade with 10 dedicated 24/7 stalls for staff or guests. • Favorable lease terms with low rental rates, adding long-term financial stability and scalability. This is a turnkey opportunity ideal for an experienced restaurateur, chef/owner, or investor seeking a well-branded, highly profitable, and sustainably operated dining business in one of Calgary's most desirable corridors. Further details available upon request. NDA and proof of financial capacity required.