

**MLS # A2270514**
**Calgary, Alberta**

**\$170,000**
**Division:** Calgary

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,810 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Pub & Restaurant for Sale &ndash; Calgary Located in a busy and established residential area, this 1,810 SQFT pub and restaurant offers an excellent opportunity for an owner-operator or investor. The space features a very competitive rent of \$4,355.40/month including operating costs, making it a cost-effective operation with strong margins. Monthly sales are approximately \$35,000 and steadily growing. As an independent business with no franchise or royalty fees, food costs remain low and profitability is strong. The business generates an EBITDA of roughly \$60,000 per year, with significant potential to increase revenue through expanded hours, marketing, and menu additions. This is a great opportunity to take over a well-established neighborhood pub with plenty of room to grow.