

MLS # A2274644**Calgary, Alberta****\$89,900****Division:** Calgary**Type:** Business**Bus. Type:** Bar/Tavern/Lounge,Deli/Catering, Fast Food,Food & Beverage ,Pizza,Restaura**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 1,222 sq.ft.**Zoning:** -**Addl. Cost:** -**Based on Year:** -**Utilities:** -**Parking:** -**Lot Size:** -**Lot Feat:** -**Heating:** -**Floors:** -**Roof:** -**Exterior:** -**Water:** -**Sewer:** -**Inclusions:** Appendix "a"

Priced Below Replacement Value! Excellent opportunity to own a turnkey restaurant/lounge in a prime, high-visibility location. 1,222 sq. ft. unit with flexible use (business model change subject to landlord approval). Space is fully equipped for deli, pizza, or many other concepts and currently does have an active liquor licence. All equipment and chattels are included, all only a few years old, including a large commercial hood with fire suppression. Seating for 30+ patrons plus exclusive use of an outdoor patio. Ample parking available. Very competitive lease in place with a 5-year option to renew. Signed disclosure agreement will be required for confidential information about the business or location.