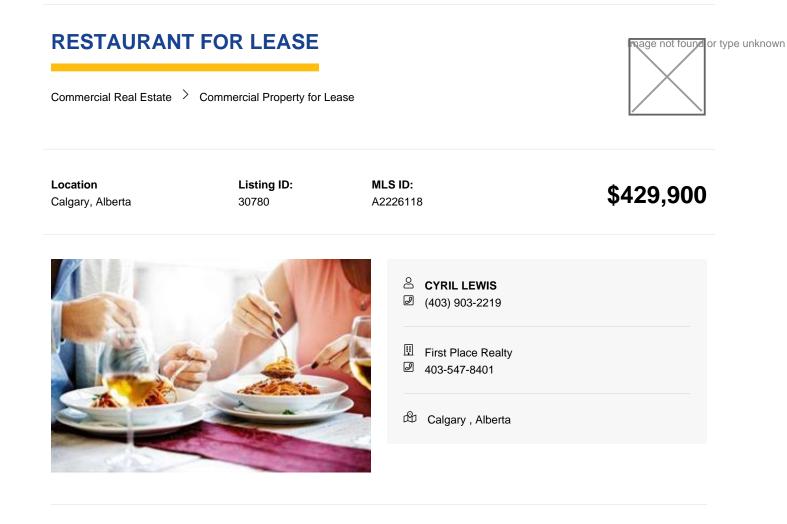


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Transaction Type For Lease

Lease Frequency Annually

Property Type Commercial

Building Area (Sq. M.) 225.38

Reports Leases Days On Market

Year Built 2001

Property Sub Type Retail

Inclusions NON Lease Amount 22.00

Structure Type Retail

Building Area (Sq. Ft.) 2426.00

Restrictions None Known

LOCATION ! LOCATION!!! LOCATION!!! Asset Sale – Italian Restaurant in Prime Calgary Location Listing Price: \$429,000 Location: Calgary, AB Type: Asset Sale An exceptional opportunity to own a fully equipped, turnkey restaurant in a strategic Calgary location. Currently operating as an Italian restaurant, this space is ideal for entrepreneurs looking to take over an existing setup or rebrand with a concept of their choice. Highlights: • Asset Sale Only – With all all equipment included as per schedule 'A' • Prime Location with strong foot traffic and excellent visibility • Low Lease Rates with favorable terms in place • Fully Equipped Commercial Kitchen • Licensed Premises with dine-in. bar and takeout options • All chattels and fixtures included in the sale Whether you continue with the Italian theme or bring in a new food concept, the flexibility of this space offers endless possibilities. Landlord will approve any other food concept. Perfect for: • Owner-operators • Franchisees • First-time restaurateurs • Expanding brands Don't miss out on this affordable and flexible restaurant opportunity in one of Calgary's busiest areas. ?? For more information or to schedule a viewing, contact the listing agent

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