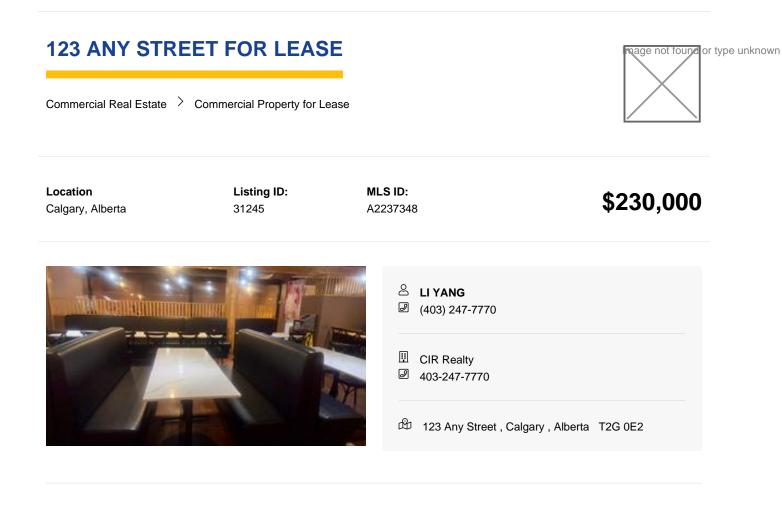


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Transaction Type For Lease

Lease Frequency Monthly

Structure Type Low Rise (2-4 stories)

Building Area (Sq. Ft.) 3300.00

Restrictions None Known Days On Market

Subdivision Downtown Commercial Core

Property Type Commercial

Building Area (Sq. M.) 306.58

Reports Other Documents Lease Amount 8000.00

Year Built 1950

Property Sub Type Business

Inclusions N/A

Discover this inviting and well-established full-service restaurant located in the heart of downtown Calgary. Spanning approximately 3,300 sq. ft., the restaurant offers seating for up to 120 guests and includes 8 dedicated parking stalls—an invaluable feature in the downtown core. Ideally situated in a high-traffic area with thousands of vehicles passing by daily, it's also just a short walk from Calgary's +15 skywalk network, ensuring steady foot traffic and excellent visibility. This space has seen numerous recent upgrades, including a new ice maker, dishwasher, and booth seating ideal for private events or corporate functions. The interior features newer furniture, tables, and stylish lighting fixtures, contributing to a modern and welcoming atmosphere. The restaurant is fully equipped with a commercial-grade kitchen featuring a canopy hood, gas range, grill top, deep fryers, walk-in cooler, and walk-in freezer. With a smart and efficient layout, the space maximizes seating without sacrificing comfort, all while maintaining low lease costs—an excellent setup for a profitable business. Whether you choose to continue the existing concept or introduce a brand-new culinary vision, this location offers the flexibility to accommodate dine-in service, takeout, catering, or specialty offerings. Don't miss this rare opportunity to establish or grow your food and beverage brand in one of Calgary's most vibrant areas.

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