

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

FOOD & BEVERAGE , RESTAURANT FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
32248

MLS ID:
A2259519

\$325,000



 **ROB CAMPBELL**
 (403) 542-7253

 CIR Realty
 403-271-0600

 Calgary , Alberta

Transaction Type	Days On Market	Lease Amount
For Lease	127	45.00
Lease Frequency	Building Type	Structure Type
Annually	Retail	Retail
Property Type	Property Sub Type	Building Area (Sq. Ft.)
Commercial	Business	1208.00
	Inclusions	
Building Area (Sq. M.)	To be mutually agreed to at the time of sale, and attached to the Offer to Purchase as a Schedule "B"	Restrictions
112.23		Landlord Approval
Reports		
None		

LOCATION WITHHELD AT SELLER'S REQUEST Well Established, Profitable Inner City Italian Restaurant Here is the perfect opportunity to acquire a long running, profitable inner city restaurant with a loyal following. This Italian style neighbourhood restaurant has been owned and operated by the same chef/owner for many years, earning a great reputation for casual evening dining or a special event destination and is regularly recommended by local dining guides. Why this is a strong buy * Consistent years of profitable operations * Proven profitability and straightforward operations: small footprint, modest staffing needs, and systems in place that suit an owner operator or investor looking for low overhead. * Solid reputation for classic, "made from scratch" Italian dishes (pasta, veal parm, calamari and house sauces are frequently singled out by diners). * It's longstanding local presence is trusted by repeat patrons and positioned near high foot traffic inner city attractions (making it a dependable choice for both residents and visitors) * Very attractive lease terms relative to comparable inner city spaces (details available upon request). * Flexible format: Can be open for full dinner and lunch service, private event capability (small banquets/cocktails), established catering relationships. What guests say (market sentiment) * Frequently praised for authentic flavours, attentive service, and a warm, family run atmosphere. Key selling points are; * Turnkey kitchen and dining room with proven menus and supplier relationships. * Compact staff roster and straightforward operations make this an ideal purchase for an owner/operator or small management team. * Strong local awareness and regular weekend dinner bookings provide a solid base to continue to grow revenue with modest marketing or extended hours. Included with sale * Fixtures, fittings and kitchen equipment (list available on request) * Transferable vendor contacts and catering relationships * Financial summaries and rent/lease abstracts available to qualified buyers A full due diligence packet will be provided once a confidentiality agreement is in place, call to start the next steps!

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.