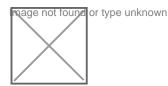


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

FOOD & BEVERAGE , RESTAURANT FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 32248

MLS ID: A2259519

\$325,000



△ ROB CAMPBELL

(403) 542-7253

□ CIR Realty

403-271-0600

🛍 Calgary , Alberta

Transaction Type

For Lease

Days On Market

Lease Amount

Lease Frequency

Annually

Building Type

Retail

Structure Type

Retail

45.00

Property Type

Commercial

Property Sub Type

Business

Building Area (Sq. Ft.)

1208.00

Inclusions

Building Area (Sq. M.)

112.23

To be mutually agreed to at the time of sale, and attached to the Offer to Purchase as a Schedule "B"

Restrictions
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.

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