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RESTAURANT ,RETAIL FOR LEASE



Commercial Real Estate > Commercial Property for Lease


Location
Calgary, Alberta



Listing ID:
35011

MLS ID:
A2304350

\$169,900



 **SANKET PATEL**
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 4501, 26 - Avenue SE, Calgary , Alberta T2B 2K4

Transaction Type For Lease	Days On Market 1	Lease Amount 4300.00
Lease Frequency Monthly	Subdivision Dover	Building Type Retail
Year Built 2002	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Building Area (Sq. Ft.) 1800.00	Building Area (Sq. M.) 167.22
Inclusions All Assets, Improvements and Equipments	Restrictions None Known	Reports None

This well-established hospitality venue, Calgary Pub & Restaurant, presents a strong opportunity for entrepreneurs or investors seeking a pub-style dining concept with existing infrastructure and growth potential. Positioned within Calgary's northeast corridor, the business benefits from consistent local traffic, accessibility, and a loyal neighborhood customer base. Operating as a casual pub and restaurant, the establishment caters to a broad demographic with a menu centered around classic comfort food, beverages, and social dining experiences. The layout and ambiance support dine-in service, group gatherings, and a relaxed bar environment—key drivers for repeat patronage in the pub segment. Similar successful concepts in the region, such as The Canadian Brewhouse, demonstrate the strong demand for casual sports bar and pub-style venues offering food, drinks, and social atmosphere. The fully equipped kitchen, bar setup, and established operational framework allow for efficient day-to-day management. This turnkey opportunity is ideal for an owner-operator or hospitality group looking to enhance revenues through menu optimization, liquor program expansion, live entertainment, or targeted marketing initiatives. With Calgary's continued population growth and steady demand for casual dining and nightlife options, this business offers immediate operating potential along with long-term upside through concept repositioning or brand elevation.

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