

## 587-899-3773

justin@realtyaces.ca

## 2763 Sunridge Way NE Calgary, Alberta

MLS # A2226118



\$399,900

Division: Sunridge

Type: Retail

Bus. Type: Restaurant

Sale/Lease: For Lease

Bldg. Name: 
Bus. Name: 
Size: 2,426 sq.ft.

Zoning: -

Heating: - Addl. Cost: - Floors: - Based on Year: - Utilities: - Exterior: - Parking: - Lot Size: - Sewer: - Lot Feat: - Lot Feat: - Floors: - Lot Feat: - Floors: - F

Inclusions: NON

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 ' • 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