

ASSET SALE

1,700 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



201-16 Ave NE Marquee, Calgary, AB

TURNKEY RESTAURANT BUSINESS

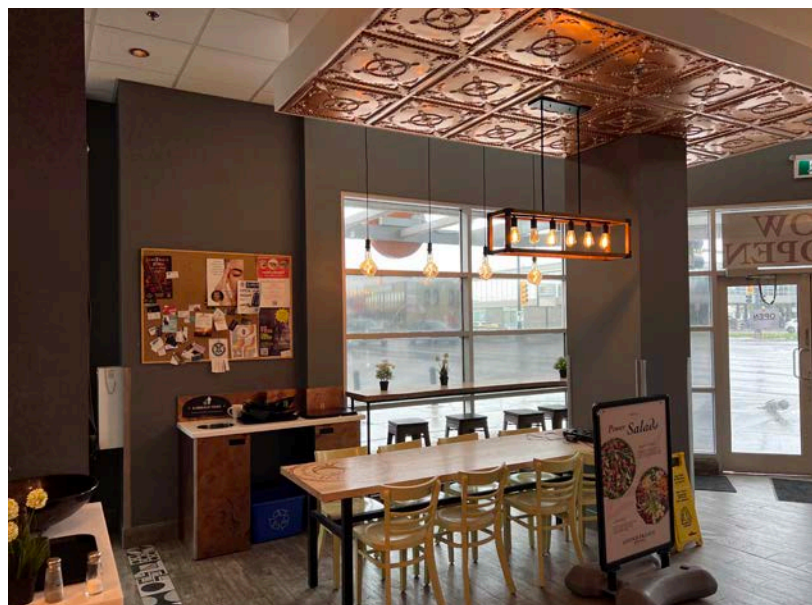
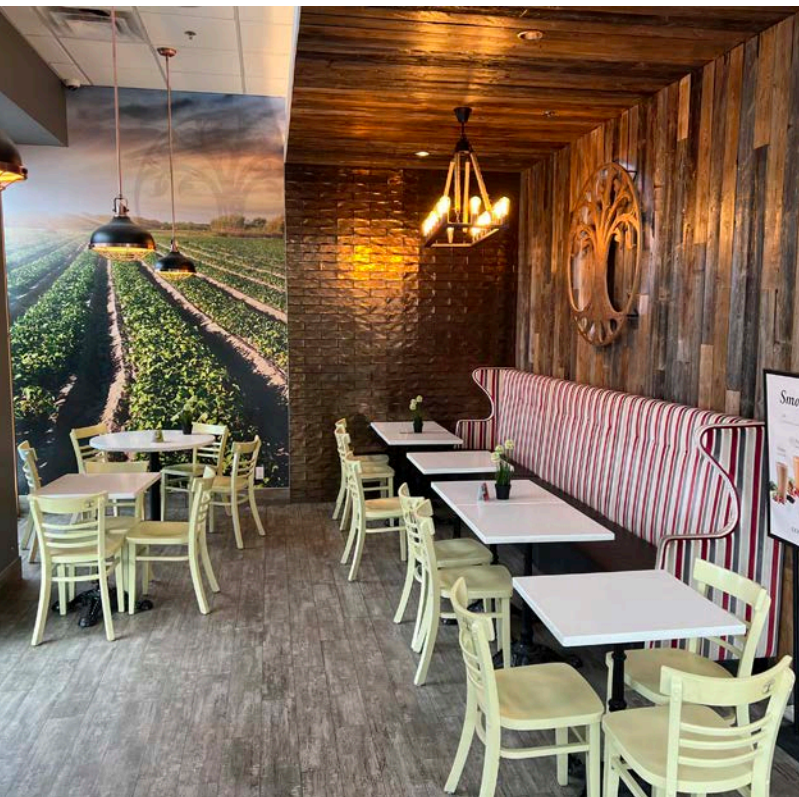
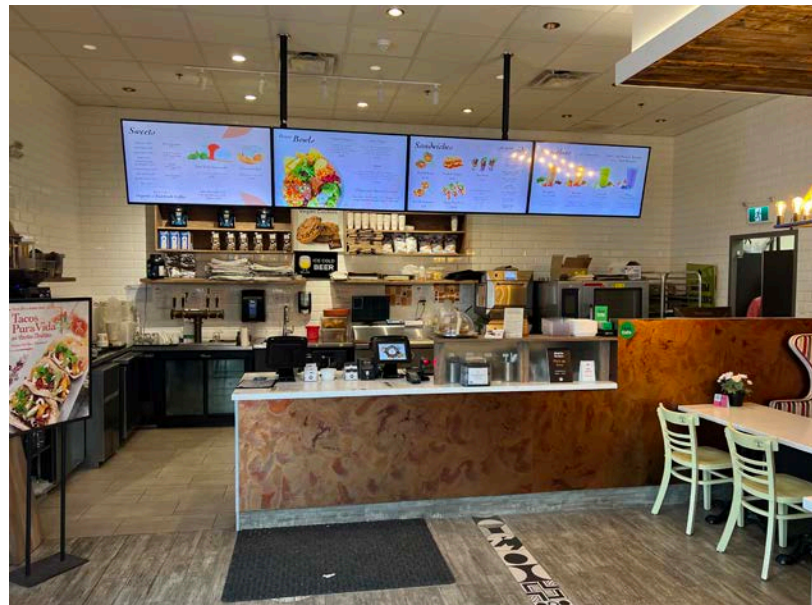
Property Highlights

- Comes fully loaded with top-tier equipment, including a walk-in cooler and freezer, an espresso machine, under-counter freezers and coolers, salad stations, a combi oven, two Merrychef ovens, and many smaller appliances
- The restaurant holds a liquor license, making it the perfect opportunity to start a fancy coffee shop, a vibrant eatery, or any culinary venture
- Established in August 2019 with a build-out cost of \$550k
- This charming space features tiled floors, rustic walls, and two bathrooms
- Official seating capacity of 50 and approved patio permits in place, you can operate both indoor and outdoor dining

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Property Information

Municipal Address: 201-16 Ave NE Marquee, Calgary, AB

Size: 1,700 Sq. Ft. (+/-)

Zoning: Restaurant (Patio + Liquor)

Parking: 3 Assigned + 4 visitor and free street parking on 1st

Power: 400AMP Panel
(200amp + 200amp upgraded)

Possession: July 3rd 2024

Contact

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Purchase Price: \$175,000.00

