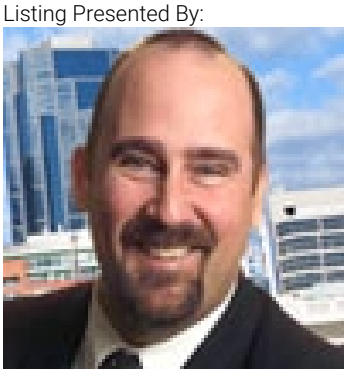


1324 17 Avenue Calgary Alberta

$189,900

$350,000+ RECENT RENOVATION | PRIME 17 AVENUE SW LOCATION | 200-PERSON CAPACITY | 21 DESIGNATED PARKING STALLS | PATIO | RENT INCLUDING UTILITIESRare opportunity to take over a beautifully renovated restaurant and bar in the heart of Calgary's vibrant 17 Avenue SW. More than $350,000 has been invested in recent renovations, giving the next operator a significant head start.The More than 3000 sq ft space offers capacity for approximately 200 guests, including 90 indoor seats and 40 patio seats. Features include a NEW BAR, LARGE COMMERCIAL FRIDGE, WALK-IN COOLER, DESIGNATED BEER LINES, POOL TABLES, and a fully established restaurant and bar setup.A major advantage is the 21 DESIGNATED PARKING STALLS, a rare and valuable feature for a high-traffic inner-city location.The PATIO offers potential for year-round use, subject to City approvals and required permits. The flexible layout is ideal for a restaurant, lounge, pub, sports bar, cocktail bar, entertainment venue, or KARAOKE CONCEPT.Approximately $12,300 monthly rent INCLUDING UTILITIES provides attractive occupancy costs for this size and location.With STRONG EXPOSURE, HIGH FOOT TRAFFIC, 21 PARKING STALLS, EXTENSIVE RECENT RENOVATIONS, PATIO POTENTIAL, and existing restaurant and bar infrastructure, this is an excellent opportunity for an experienced operator or entrepreneur.Bring your concept and take advantage of the substantial investment already completed. TURNKEY OPPORTUNITY with significant renovation work already in place. (id:6769)

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