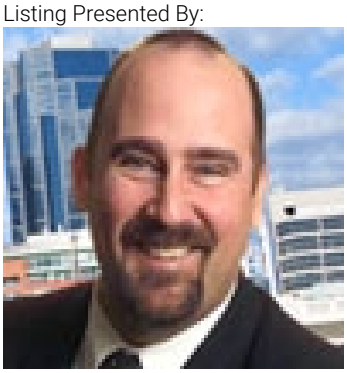


# 17 Ave Calgary Alberta

$150,000

Position your restaurant on Calgary's 17th Avenue SW, where dinner, drinks and live entertainment draw people for an entire evening. This fully built-out, main-floor restaurant offers street-level visibility in one of the city's most established dining and nightlife districts. A well-known brand operated here for years and is now relocating to a larger space.Offered at approximately one-quarter of the seller's estimated rebuild cost, the restaurant features extensive leasehold improvements, brand-name commercial kitchen equipment and two 12-foot commercial hood fans. For an experienced operator or expanding franchise, this is an opportunity to bring a new concept to an established restaurant address with substantial kitchen infrastructure already in place. Optional basement space may be available for storage and prep at a modest additional rent.Asset sale only. The buyer must bring their own brand, concept, menu and recipes. No branding rights or recipes are included. The proposed concept requires seller and landlord approval, and the seller will not consider a concept similar to the existing cuisine.A signed Confidentiality Agreement is required. The form is available in the listing supplements. Showings are by confirmed appointment only. Please do not visit the business or approach staff without an appointment. (id:6769)


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**RE/MAX Realty Professionals**

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