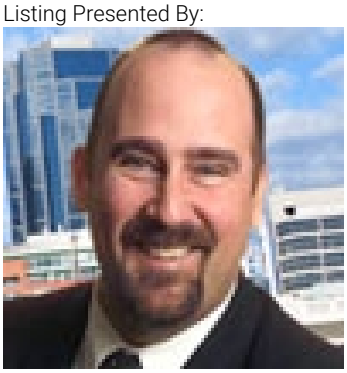


5555 Strathcona Hill Calgary Alberta

$75,000

ASSET SALE - PRIME SW CALGARY AB LOCATION!Location! Location! Location! Exceptional opportunity to acquire a highly visible restaurant space in the heart of the desirable Strathcona Park community, serving the surrounding neighborhoods of Strathcona Park, Aspen Woods, Christie Park, Signal Hill, Coach Hill, West Springs, and Springbank Hill.This well-established restaurant location offers excellent exposure, strong demographics, and high traffic counts. The premises are fully equipped and ready for a seamless transition. Currently operating as bar & pub restaurant, the new owner has the flexibility to introduce their own concept, subject to landlord approval. Historically, this location has also successfully operated as a pub, bar, and pizza restaurant for almost 25 years.Whether you're an experienced operator or an entrepreneur looking to be your own boss, this is an outstanding turnkey opportunity. The seller is offering all equipment, fixtures, and furnishings required to continue operations with minimal downtime.Highlights:oPrime SW Calgary locationoHigh-visibility retail exposureoAffluent and growing customer baseoFully equipped turnkey operationoAttractive monthly lease rateoOpportunity to rebrand or introduce a new food concept (subject to landlord approval)oEstablished restaurant infrastructure in placeOpportunities like this are rare. Contact your favorite REALTOR(R) today to arrange a private viewing and learn more about this exceptional business opportunity.PLEASE DO NOT APPROACH STAFF OR VISIT THE BUSINESS WITHOUT A CONFIRMED APPOINTMENT.Lease rate $30 per square foot & operating cost $16.50 per square. t is an Asset sale, the present owner has not yet filed taxes yet, therefore no financials are available. (id:6769)

Listing Presented By:



Originally Listed by:
First Place Realty

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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca