



, Calgary, Alberta - \$299,999



## Property Description

Turnkey Restaurant Opportunity! Established and profitable restaurant available for sale with annual sales exceeding \$600,000 and Generates approximately \$100,000 in net income annually. Located in a prime area with 1,061 sq. ft. of space and 30 seats, this business offers an inviting atmosphere and a proven concept.

- VERY LOW RENT: ONLY \$2,300/ month (\$1,790.44 + operating costs) with separate utilities.
- Strong lease in place until September 2027, with a 5-year option to renew.
- Open 7 days a week, 11 AM – 11 PM, offering excellent growth potential.
- Currently run by an ABSENTEE OWNER, making this a perfect investment or hands-on opportunity.
- Successfully operating for 2.5 years with consistent revenue.

Don't miss this chance to own a well-established business with great cash flow and long-term stability!

## REALTOR Referral



REALTOR®

**Mobile:** N/A

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*Courtesy Of: CIR Realty*