

**MLS # A2216705**

**Calgary, Alberta**



**\$249,900**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Deli/Catering, Fast Food, Food & Beverage, Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	3,228 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

Prime Community Pub Opportunity &ndash; High-Demand NW Location! Well-established, fully equipped, and turn-key ready for your next concept, this thriving pub is perfectly positioned in the sought-after NW quadrant&mdash;just off Stoney Trail. It serves the vibrant communities of Tuscany, Crestmont, Valley Ridge, Watermark, Greenwood, Canada Olympic Park, and Trinity, all experiencing significant population growth. With **\*\*no direct restaurant competition\*\*** in the area and a loyal customer base, this is a **\*\*rare chance\*\*** to own a high-potential pub in a high-traffic, high-demand location. Whether you're looking to continue its success or reinvent it with a fresh concept, this well-maintained business is ready for its next chapter.