

**MLS # A2244034**

**Calgary, Alberta**



**\$1,980,000**

**Division:** Calgary

**Type:** Industrial

**Bus. Type:** Hospitality

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 12,000 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** All brewery equipment, tap room furnishings and office fixtures are included in the sale.

This is a fully operational brewery and distillery built with top of the line equipment and building specs. It has the capability to produce 500,000 litres per year (this equates to 10,000 50-litre kegs per year or 192 kegs per week). With the addition of approximately \$200,000 to \$220,000 of investment, production could be increased to 1 Million liters per year. The facility is licensed for 3 separate types of production: 1. As a brewery 2. Distillery for production of spirits. 3. An NGS license (national grain spirits). This space is 2 condominium bays and the Landlord would be willing to sell the real estate for between \$1.8 - \$2 Million. There is an automatic canning line with provision for labelling up to 35 cans per minute. The complete facility is built to code and ready for a new owner to take over with no upgrades needed. The owner is willing to stay on to train a new owner. The owner designed the brewery from scratch and has the highest caliber of equipment, fixtures, finishing, including tile flooring and stainless steel fixturing. This is a brewery that must be seen and explained to be fully appreciated!