

MLS # A2262914

Calgary, Alberta



**\$599,900**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Bar/Tavern/Lounge
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,280 sq.ft.
<b>Zoning:</b>	C-COR2 f3.0h16

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** see equipment list upon NDA

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.50 Acre

**Lot Feat:** -

An excellent opportunity to acquire a well-established and profitable pub located in NW Calgary, positioned in a prime, high-traffic area with close proximity to downtown. This turnkey operation features a welcoming interior with 45 capacity, a large licensed patio with an additional 45 capacity, and a loyal customer base built over years of consistent service. Offering multiple revenue streams including food, beverage, and stable gaming income, the business delivers strong year-round performance with room for growth under new ownership. Perfect for an experienced operator or investor seeking a proven hospitality business in one of Calgary's most accessible and vibrant corridors.