



**LAND AND BUILDING
FOR SALE ONLY**

**UNIQUE OPPORTUNITY!
THE "DOG AND DUCK" PUB BUILDING**

**5340 2nd Street SW
Calgary**

Bruce Hubbard
Broker
403-540-7176 | bhubbard@lbhrealty.com

Leslie Kiss
Royal LePage Blue Sky
403-861-4035 | Lesliepaulkiss@gmail.com

Business will close
March 31 with option
to operate as-is until
closing, or sooner,
if buyer's preference

LB HUBBARD
realty group

403-700-7311 | 5218 - 86 Avenue S.E. Calgary AB T2C 4L7 | www.lbhrealty.com



PROPERTY INFORMATION

ZONING:
C-COR2 f2.0h12

Provides for a wide range of permitted & discretionary commercial uses including;

- Convenience Food Store;
- Drinking establishment/small or med;
- Fitness Centre;
- Health Care Service;
- Home Based Child Care — Class 1;
- Home Occupation — Class 1;
- Information and Service Provider;
- Office;
- Pet Care Service;
- Restaurant: Licensed;
- Retail and Consumer Service;
- Specialty Food Store; and
- Veterinary Clinic;
- Call for further detail and full list

Inclusions:
ITEMS IN THE DOG AND DUCK PUB

Exclusions:
AS PER CHATTELS LIST TO BE PROVIDED

ASKING PRICE:
\$1,250,000.00

PROPERTY DETAILS

- Legal 5454A; 12; 1,2
- Corner lot, 50x125 6,250 sq ft
- Bldg exterior – main: 1,800 sq ft
- Bldg lower level: 1,541 sq ft
- Prop tax \$18,794 (2025)



ADDITIONAL INFO AND REMARKS

- Excellent opportunity for an existing licensed food service business to own your building & business
- Vendor will assist facilitating the transition from existing business to new business
- Location benefits from recent and upcoming Multifamily developments in the neighborhood
- Numerous businesses in the neighborhood
- The immediate area provides a strong Residential/Business mix with ample opportunity for busy lunch, afternoon and evening business
- Strong Walking score
- Possession: 90 days/negotiable
- Location: inner city, Manchester, near to Chinook Center, Chinook LRT, & 1 block off Macleod Trail
- The Manchester community is one of Calgary's fastest-growing areas, with a 12% population increase over the past five years.
- Projections indicate a robust growth rate of 23.8% through 2028, attracting a young, affluent, and educated renter demographic.

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