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**Calgary, AB****Commercial**  
**Active**[A2027954](#)**PD:****DOM:** 0**LP:** \$2,350,000.00**CDOM:** 0**LR:****OP:** \$2,350,000.00**Trans Type:** For Sale  
**County:** Calgary  
**Type:** Business  
**Bus Type:**  
**Building Type:** Free-Standing  
**Subdivision:**  
**LINC#:**  
**Legal Pin:****Title:**  
**City:** Calgary  
**SQFT:** 2,924  
**Year Built:** 1974  
**Business:** Yes  
**# Floors:**  
**# Buildings:**  
**Lot:****Zoning:** Com  
**Lot Size:** SqFt  
**Exclusions:** No  
**Reports:** None  
**Restrictions:** None Known  
**Disclosure:**  
**Owner Type:**  
**Possession:** Negotiable**Tax Amt:** \$7,892.00  
**Tax Year:** 2022  
**SRR:** No  
**Leg Unit #:**Recent Change:**02/27/2023 : NEW**

**Public Remarks:** \*\*LAND, BLDG AND BUSINESS IS FOR SALE - THE ADDRESS AND MAPPING IS NOT ACCURATE IN ORDER TO MAINTAIN CONFIDENTIALITY\*\* Since the mid 1970's this restaurant has been a legendary staple in the Southern Alberta dining scene. Renowned for its service and the consistent quality dining experience, they have continued to maintain a solid reputation as a place that you go for a casual dinner with the family or to book a party and celebrate a special occasion. The property is a gem and very well maintained and features a 3000sqft(+/-) purpose built restaurant with a dining room and a separate lounge/bar area. There is wonderful wrap around patio that serves the dining room and the lounge. The kitchen is well laid out with lots of prep area and the equipment is in excellent repair, with a large walk in cooler. The dining room is warm and welcoming with a great mix of table sizes that are well spaced for a comfortable dining environment. Lots of windows give you great natural light during the day for lunches and a wood burning fireplace completes the ambiance on the chilly nights. There are a few other exciting parts of this opportunity, like the opportunity to expand on the property if you chose to. There is also a full basement which could be built out for an event space or some other sort of business, or as a living space for the owner. This is an opportunity that you really need to see to fully appreciate the potential of this property and business. Please call to arrange a private tour so you can see it for yourself.

**Property Information**


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**Building Area:** 2,924.00      **Nearest Town:**      **Front Exp:**  
**Exclusions:** To be mutually agreed to at the time of sale, and then attached to the Offer to Purchase as a Schedule "B"  
**Inclusions:** To be mutually agreed to at the time of sale, and then attached to the Offer to Purchase as a Schedule "B"**Business Information**

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**Agent & Office Information**

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**List REALTOR@:** [Rob Campbell](#)  rob@robcampbell.ca      **Phone:** [403-271-0600](tel:403-271-0600)  
**List Firm:** [CIR REALTY](#)      **Phone:** [403-271-0600](tel:403-271-0600)  
**Firm Address:** 130, 703 - 64 AVENUE SE, CALGARY, T2H 2C3      **Firm Fax:** [403-271-5909](tel:403-271-5909)  
**Appt:** Do NOT use ShowingTime for tours, call Rob Campbell (403) 542-7253. Please make sure to set up your tour well in advance, any site visit will need to be done early in the day, before the business opens.  
**Showing Contact:** Rob Campbell 403-542-7253      **List Date:** 02/27/2023  
**Comm:** 1.5% of the Selling price      **Expiry Dt:** 06/30/2023  
**LB Type/Info:** None/      **With Dt:**  
**Owner Name:** Withheld      **Ownership:** Private  
**Occupancy:** Owner      **Exclusion:** No      **SRR:** No  
**Member Rmks:** Please DO NOT visit the location without an appointment. Please provide as much advance notice as possible before a tour of the site. A signed Confidentiality Agreement will be required before the release of specific information, it can be downloaded from the supplements tab. You can reach Rob at (403) 542-7253 This is an operating business, please ask your clients to act with discretion while on site. While in the business, please make sure to address any questions to the Listing Agent, and not to any staff that may be in the building. Please ensure that you have pre qualified your buyer to make sure that they have the financial and operational experience to purchase this type of business.

**Printed Date:** 02/27/2023 4:56:50 PM  
INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED.