

\$325,000 - N/A, Calgary

MLS® #A2259519

\$325,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

N/A, Calgary, Alberta

****LOCATION WITHHELD AT SELLER'S REQUEST****

Well Established, Profitable Inner City Italian Restaurant



Here is the perfect opportunity to acquire a long running, profitable inner city restaurant with a loyal following. This Italian style neighbourhood restaurant has been owned and operated by the same chef/owner for many years, earning a great reputation for casual evening dining or a special event destination and is regularly recommended by local dining guides.

Why this is a strong buy

- * Consistent years of profitable operations
- * Proven profitability and straightforward operations: small footprint, modest staffing needs, and systems in place that suit an owner operator or investor looking for low overhead.
- * Solid reputation for classic, "made from scratch" Italian dishes (pasta, veal parm, calamari and house sauces are frequently singled out by diners).
- * It's longstanding local presence is trusted by repeat patrons and positioned near high foot traffic inner city attractions (making it a dependable choice for both residents and visitors)
- * Very attractive lease terms relative to comparable inner city spaces (details available

upon request).

- * Flexible format: Can be open for full dinner and lunch service, private event capability (small banquets/cocktails), established catering relationships.

What guests say (market sentiment)

- * Frequently praised for authentic flavours, attentive service, and a warm, family run atmosphere.

Key selling points are;

- * Turnkey kitchen and dining room with proven menus and supplier relationships.
- * Compact staff roster and straightforward operations make this an ideal purchase for an owner/operator or small management team.
- * Strong local awareness and regular weekend dinner bookings provide a solid base to continue to grow revenue with modest marketing or extended hours.

Included with sale

- * Fixtures, fittings and kitchen equipment (list available on request)
- * Transferable vendor contacts and catering relationships
- * Financial summaries and rent/lease abstracts available to qualified buyers

A full due diligence packet will be provided once a confidentiality agreement is in place, call to start the next steps!

Essential Information

MLS® #	A2259519
Price	\$325,000
Bathrooms	0.00
Acres	0.00
Type	Commercial
Sub-Type	Business

Status	Active
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Community Information

Address	N/A
Subdivision	N/A
City	Calgary
County	Calgary
Province	Alberta

Additional Information

Date Listed	September 23rd, 2025
Days on Market	47

Listing Details

Listing Office	CIR Realty
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