

For Sale

Unit 5, 5555 Strathcona Hill SW | Calgary, AB



Demographics (within 3 km)



NEIGHBORHOOD
Strathcona



POPULATION
69,470



MEDIAN AGE
41



HOUSEHOLD INCOME
\$168,354

Building Details



PARKING
Ample



YEAR BUILT
-



TRAFFIC COUNT
53,000 VPD | Bow Tr SW & Coach Gate Pl NW
49,000 VPD | Bow & Old Banff Coach W

Blackstone

Unit A210, 9705 Horton Road SW,
Calgary, Alberta, T2V 2X5
P (403) 214-2344
blackstonecommercial.com

Established Pizzeria For Sale

Property Details

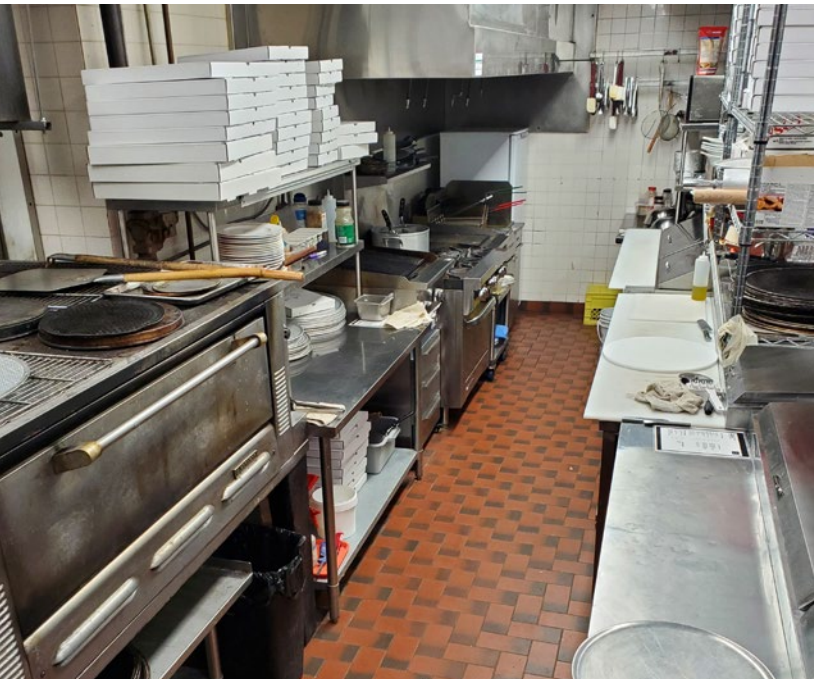
Asking Price:	\$119,000.00
Site Size:	Unit 5 - 2,200 SF
Monthly Rent:	\$5,000
Monthly Op Costs:	\$2,500
Lease Term Remaining:	2 years (Negotiable)
Monthly Sales:	\$30,000 (Approx.)

Highlights

- 2,200 SF Pizza Pub in Strathcona with easy access for both locals and visitors
- Close proximity to Bow Trail providing excellent accessibility for patrons
- Strathcona is an established, vibrant neighbourhood
- Bar offers generous and adaptable interior, with ample room for patrons to relax and enjoy.
- Potential for outdoor seating, providing an attractive option during the pleasant seasons
- Equipped with stone pizza oven, allowing patrons to indulge in freshly baked, delicious pizza
- 12 line draft system allowing for easy customization, enabling seasonal trends or specific preferences
- 3 TV's for patrons sports and event entertainment

For Sale

Unit 5, 5555 Strathcona Hill SW | Calgary, AB



NON-DISCLOSURE AGREEMENT

TO:

FROM: **Blackstone Commercial Calgary Ltd.** (Acting for the "Vendor").

DATE:

This agreement must be executed by all potential purchasers or their agents, advisors or consultants prior to receipt of any information regarding the purchase of a restaurant business in the City of Calgary (**the "Business"**). We agree to keep confidential any and all information supplied to us or which we gather through inspection of the Business, whether orally or in writing, at any time, (the "Information") concerning the Business described herein and that is supplied to us by the Vendor or other parties. We further agree not to photocopy or otherwise transmit or discuss any Information supplied to us by the Vendor or other parties concerning the possible acquisition of the Business with any person who is not currently an employee of our company, or an agent of our company who is involved in assisting with the possible acquisition of the Business, without the express written consent of the Vendor, which may be unreasonably withheld. It is understood that the Information shall be utilized in order to analyze the possible acquisition of the Business and for no other purpose. It is agreed that the person executing this Agreement on behalf of his/her firm is obligated to provide a copy of this Agreement to any member of his/her firm, or an agent of his firm, who has access to the Information contained herein so that this Confidentiality Agreement binds all readers of the information.

We hereby agree to indemnify and save harmless the Vendor for all costs, loss or damage resulting from any breach of this Agreement and from the inspection of the Business, by us or our employees or our agents. The undersigned or its agent shall also put back the Business to its former condition if any damage at its cost is occasioned by the inspection and acknowledge that any inspection of the Business shall be visual only.

We hereby agree that all inquiries and communications shall be directed to the Vendor's agent only and no contact will be made with the Vendor or any tenants or contractors of the Business.

Neither the Vendor nor any of its respective officers, agents or principals has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Information. Analysis and verification of the Information is solely the responsibility of the potential purchaser. Other than as expressly contemplated herein, there shall be no other agreement or obligations on the part of any party unless a binding purchase and sale agreement is executed between the Vendor and the purchaser, each in their sole and unfettered discretion. The Vendor reserves the right to terminate negotiations with any party, to modify data without disclosing any reason therefor or withdraw the Business from the market at any time.

In the event that the discussions concerning the possible acquisition of the Business are terminated, we agree to return all information provided to us and any copies made hereof. We also agree not to use the information provided in any way detrimental to the Vendor and/or their affiliates.

All of the obligations in this Agreement shall survive this Agreement.

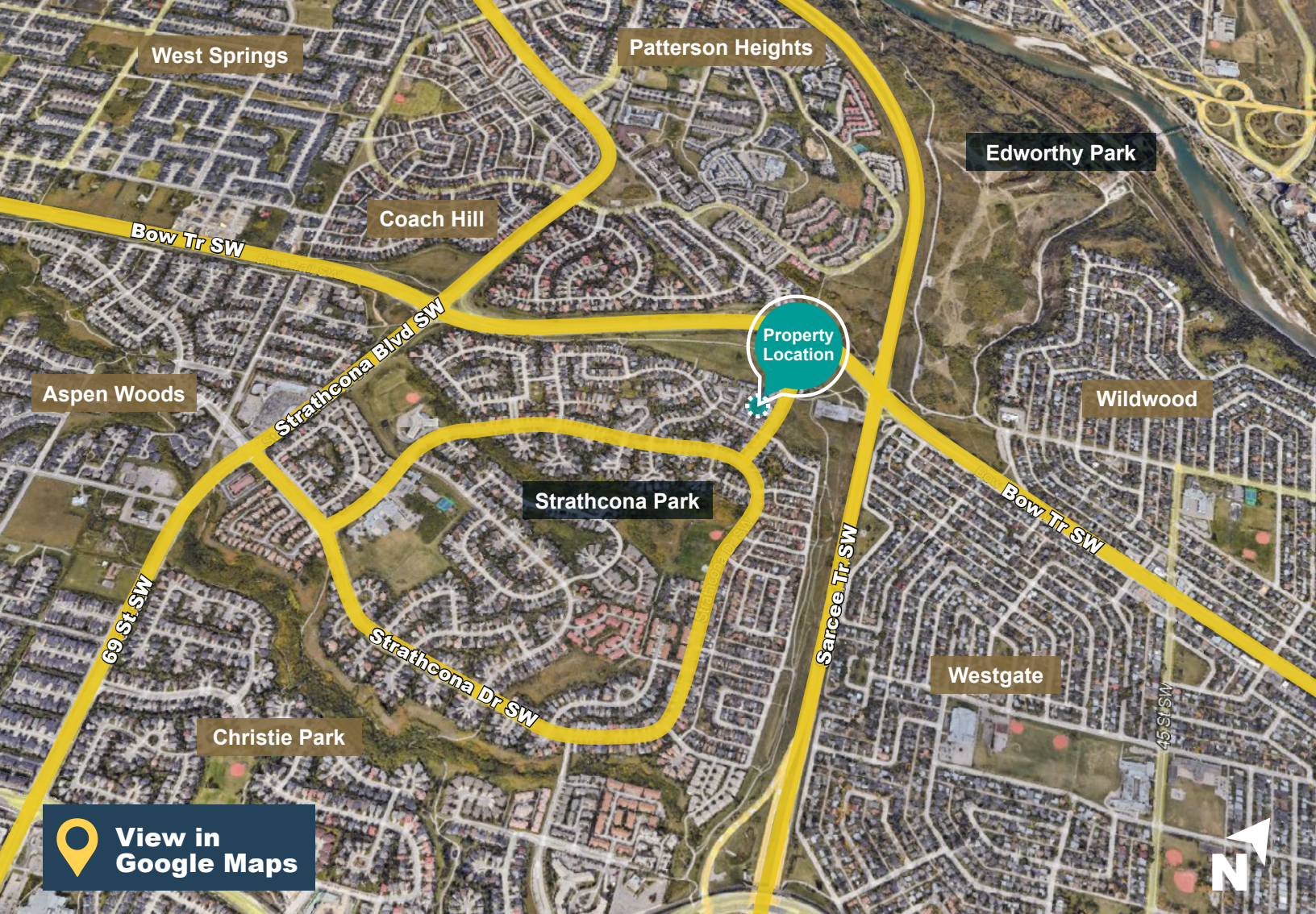
This will confirm our agreement to comply with the conditions stated above.

(Please print clearly)

Signature: _____ Phone: _____

Company: _____ Email: _____

Name: _____



Thank you for your interest!

For More Info.

Mahmud Rahman

P (403) 930-8651

E mrahman@blackstonecommercial.com

Marlin Glaspey

P (403) 291-8873

E mglaspey@blackstonecommercial.com

Unit A210, 9705 Horton Road SW, Calgary, Alberta T2V 2X5 | P (403) 214-2344

This document has been prepared by Blackstone Commercial for advertising and general information only. Although information has been obtained from sources deemed reliable, Blackstone Commercial and / or their representatives, brokers or agents make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Blackstone Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. © 2022, All rights reserved. This document is the copyrighted property of Blackstone Commercial.

blackstonecommercial.com

 **Blackstone**
Commercial Real Estate Services