



FOR SALE

BUSINESS ASSETS

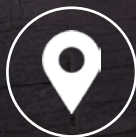
17th AVENUE RESTAURANT LOUNGE



Turnkey Restaurant Opportunity



4,242 SF with Front and Rear Patios



**In Calgary's Premier Shopping
& Entertainment District**

Davin Rowe Director | Business Brokerage
587.896.1142 | drowe@cdnglobal.com

Mahmud Rahman President | Retail Division
403.681.8830 | mrahman@cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors

BUSINESS SUMMARY

DISCLAIMER: The images presented in this brochure are AI-generated and are provided for illustrative purposes only. The business name and exact location are being withheld at the request of the owner. All visuals are generic in nature and are not intended to depict the actual premises, operations, or assets of the business. These images do not represent or guarantee any specific features, conditions, or inclusions related to the sale.



BUSINESS OVERVIEW

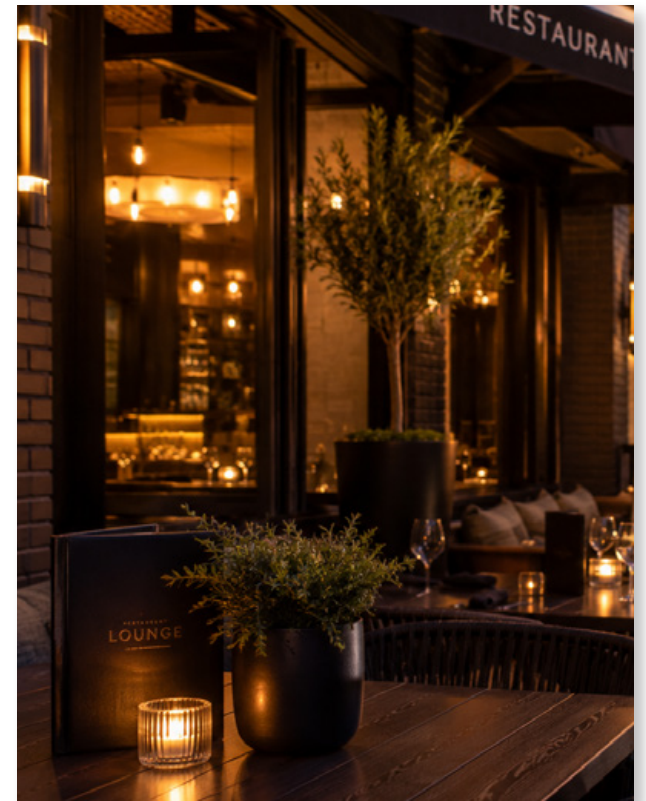
Size	4,242± SF Main Floor: 2,330 SF Upper Level: 832 SF Basement: 1,080 SF Plus Front & Rear Patios
Asking Price	\$150,000
Built	1930
Zoning	CC-COR
Parking	Street
Community	Connaught

BUSINESS FEATURES

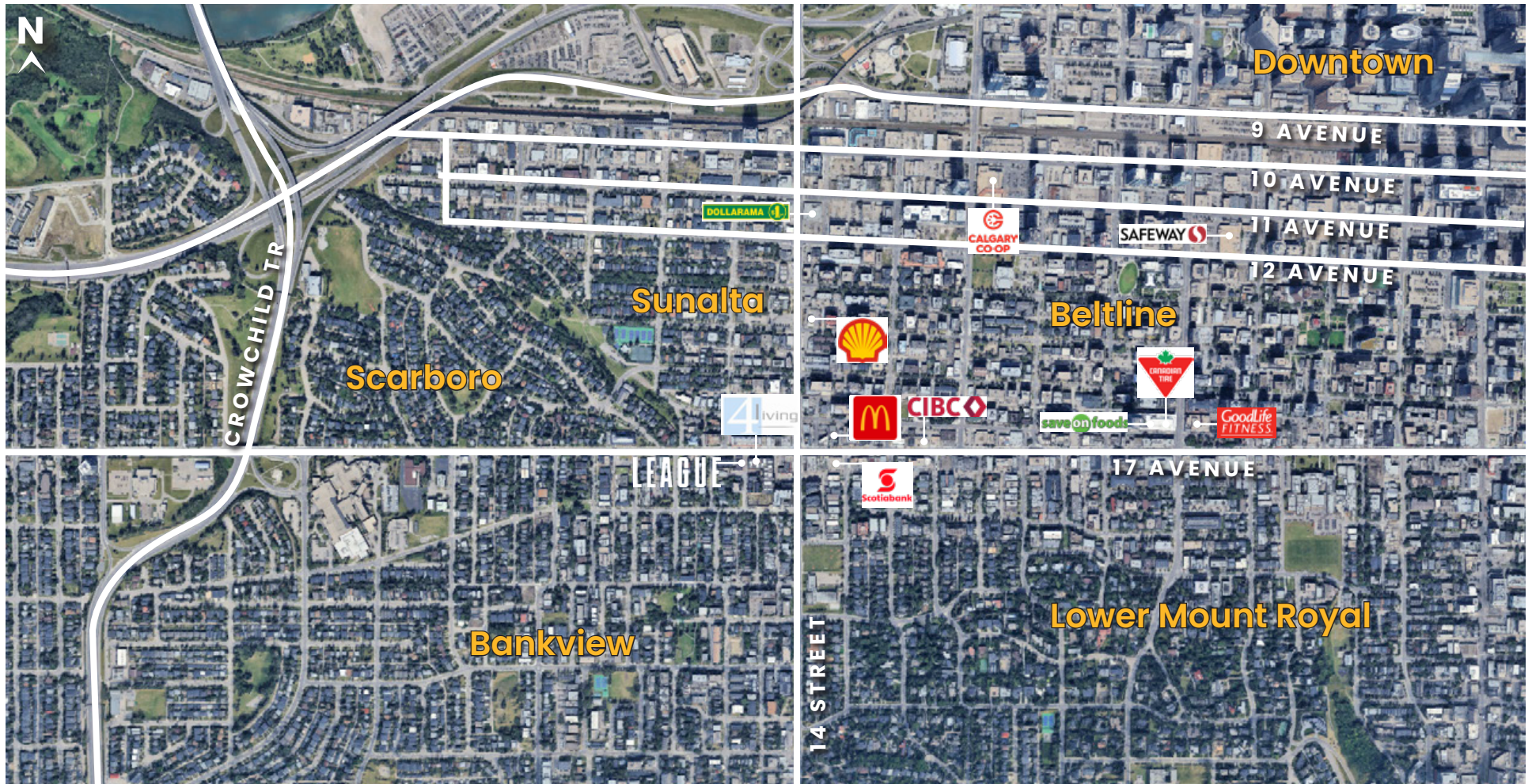
- Rare opportunity to acquire the business assets of a fully built-out restaurant in a premier urban location.
- Turnkey 4,242± SF space across the main floor, upper level, and basement.
- High-quality leasehold improvements with a fully equipped commercial kitchen, bar, and dining areas.
- Inviting front street patio and private enclosed rear patio.
- Business assets include furniture, fixtures, equipment, and commercial kitchen assets.
- Existing business name and branding are excluded, offering the flexibility to launch a new concept.
- Exceptional visibility within one of Calgary's premier shopping, dining, and entertainment districts.
- Surrounded by established restaurants, boutiques, offices, and high-density residential development.
- Excellent pedestrian traffic and transit accessibility.
- Ideal for a restaurant, lounge, wine bar, café, or other hospitality concept.
- Significant cost and time savings compared to a new restaurant build-out.



FEATURES // Photo Gallery



LOCATION



Neighbourhood
Connaught



Population 3km
124,896



Drive Times
Downtown: **6 minutes**
Stoney Trail: **13 minutes**



Prime Location



Bus / Train Routes



Walk score or Walkable



Household Income
\$82,773



Median Age
38

Traffic Count
17,000 VPD | 17 Ave. Sw & 12 Street



Restaurants & Fast Food



Retail Shops or Shopping



This communication is for general information only and should not be relied upon. CDNGLOBAL accepts no liability for any loss or damage resulting from the use of or reference to this document's contents or external links. This message is not intended to induce a breach of any agency agreement. Reproduction or distribution of this communication, in whole or in part, requires prior written approval from CDNGLOBAL© 2026.



Davin Rowe *Director | Business Brokerage*
587.896.1142 | drowe@cdnglobal.com



Mahmud Rahman *President | Retail Division*
403.681.8830 | mrahman@cdnglobal.com

5740 2 Street SW, Suite 102, Calgary, AB T2H 1Y6 www.cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors