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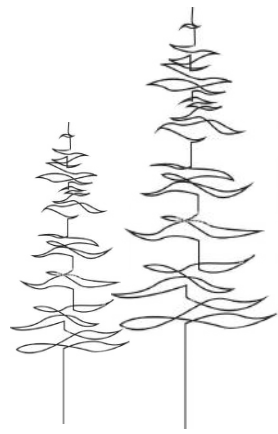
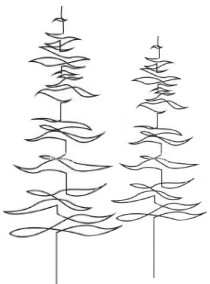
Restaurant Opportunity

in Canmore, Alberta

Elita Restaurant | #107-743 Railway Avenue, Canmore Alberta | MLS®#: A1228585

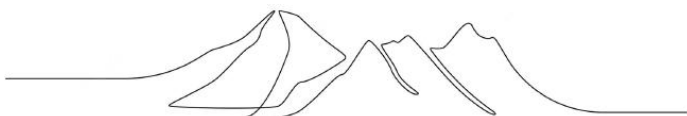
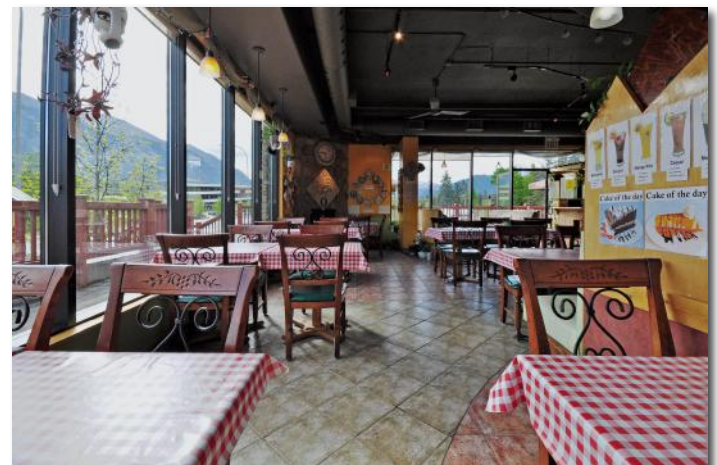
\$299,900 Live | Work | Play | Canmore

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An iconic NE corner location on Railway Avenue with 180-degree Instagramable views of all the brand name peaks spanning from the Royal Ridge, to Bald Eagle Peak, Lady Mac, and Grotto to the North, Pigeon mountain to the East, and the infamous Three Sisters to Mount Lawrence Grassi to the South. This prime corner location has been a restaurant since 2004. What started as Sunfood Café, Canmore's longest standing vegetarian restaurant, was re-envisioned 14 years ago when Elita Restaurant took over in 2008. Known for their vegetarian menu, fresh seafood, paella, and Eastern European flair they are sought out by tourists & tour groups from Europe, China, the US, vegetarians, and most recently, they have become well known to regional tourists for their halal menu too. They also offer catering and private events. Experienced and established owner/operators, this couple's concept has done very well for them over the years, but now, retirement is calling. The restaurant is being sold turnkey, however, the opportunity for this kind of restaurant space does not come up often and is in a prime location for a new concept. With very few options offering proper kitchen venting, this lease space is a rare commodity in a growing tourist town. Situated on one of Canmore's busiest main roads, the street front location offers great visibility and captures plenty of drive by & walk by traffic coming from Elevation Place, and "hotel row" on Bow Valley Trail. The 1,245sf lease space has seating for 41, plus a 21-seat 324sf patio with killer views. There are three assigned surface parking stalls, plus complex parking and underground parking available after 5pm.





The Infamous Three Sisters Mountain Views



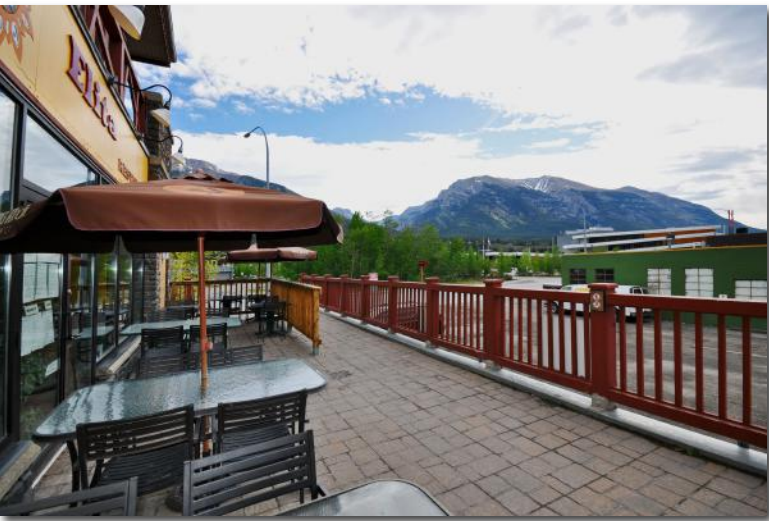
Iconic Corner with 180° Mountain Views



Great Views from Inside & Out



Great Exposure on Railway Avenue



21 Seat, 324sf Licensed Patio



Amazing Opportunity



Photography: Donna Houston

We are Ryan & Donna Houston, a husband-wife duo, setting ourselves apart with a high level of integrity, sophisticated customer service, and professionalism derived from our corporate backgrounds and experience in all things Real Estate.

Analyzing the pulse of the market to be ahead of the trends is just one of the ways we set ourselves apart, bringing our extensive business experience to the table for both buyers and sellers alike.

eXp Realty Canada has shaken up the industry since its Canadian launch in 2012 as the antithesis of how traditional real estate brokerages operate.

The sophisticated use of technology and business services allows us to focus on what we do best: Making real estate dreams come true for our clients around the world.

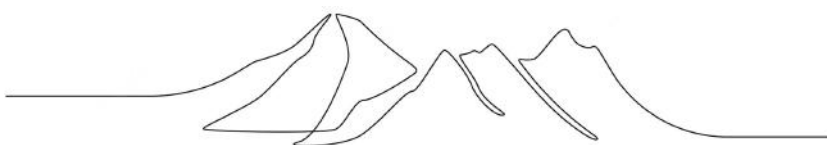


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Additional Information

Elita Restaurant, Canmore Alberta



Established in 2008:

- Mainly a dinner establishment with high-weighted tickets
- Average seating \$150/couple
- 5-11pm daily
- Saturday/Sunday 9am open
- Ran by two owner/operators + seasonal and cleaning staff
- 41 Seats inside (Occupancy permit for 43 inside)
- 21 Seat Patio
- Patio has a AGLC licence
- Licensed for live music
- Great North & South mountain views, including the famous Three Sisters range
- Bright corner with large windows
- Restaurant faces Railway Avenue and Elevation Place Rec Centre

Menu & Clientele:

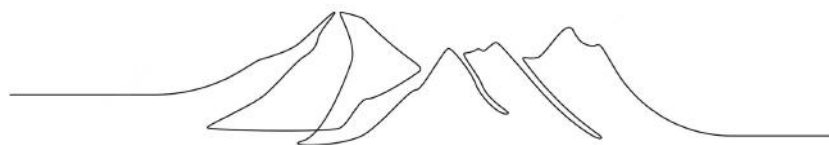
- Eastern European/global fusion vibe; fresh food & seafood
- Seafood & paella menu very popular with locals and international tourists
- Vegetarian & Vegan menu very popular with locals and regional tourists
- Halal menu very popular with regional tourists
- Tour groups
- Walk by traffic from Bow Valley Trail into downtown

Lease:

- Renewed in 2020 for five years; ends March 14, 2025
- Lease is \$5000/mth + Electric
- There is a first right of refusal for neighbouring units
- Lease is transferrable, subject to landlord approval

Includes:

- o Restaurant
- o Parking outside + underground
- o Patio
- o Water
- o Gas/Heat
- o Taxes
- o Insurance
- o Snow Removal
- o Exterior maintenance



Additional Information

Elita Restaurant, Canmore Alberta



Parking:

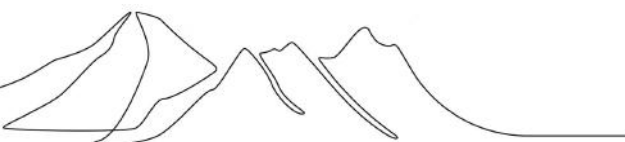
- 3 designated exterior parking stalls 9-5pm in the adjacent lot
- Unlimited parking after 5pm
- Unlimited underground parking, entrance from Railway Aven

Other Notes:

- Prices were increased 10% April 2022 for the first time in 4 years
- Room to stay open late for the late night, after bar crowd
- Room for a deep fryer in the kitchen
- They do rent out the restaurant for private events and weddings

Equipment:

- See Asset list
- Website established in 2010
- Phone number



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