

The logo for NAI Advent, featuring the letters "NAI" in a bold, black, sans-serif font, followed by "Advent" in a lighter, grey, sans-serif font. A red diagonal line cuts through the "NAI" text.

**NAI**Advent

# BUSINESS LISTINGS

February 2023

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# For lease Business

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Business Name / Address	Location	Area (SF)	Lease Rate	Taxes	Availability	Parking	Notes	Contact	Brochure
	624 8th Avenue SW	4,330	Market	-	Immediate	Ample parking	<b>RESTAURANT FOR LEASE</b> Character building. Centrally located in heavy foot traffic area of the Downtown core - close to amenities. Turn key restaurant on main floor. Full capacity commercial kitchen.	Brian West Connor West	

# For sale Business

Business Name	Location	Area (SF)	Asking Price	Taxes	Availability	Parking	Notes	Contact	Brochure
	24129 Old Banff Coach Rd, Calgary	-	\$275,000.00	-	Immediate	-	<b>CANINE KENNEL &amp; TRAINING FACILITY - BUSINESS FOR SALE</b> Leased property includes: Kennel building with fenced yard, secondary building with grooming station & additional kennel space Just under an acre of fenced dog park, owners residence. New 5-year lease on the property 2021 Sales - \$332,000.00 Currently not taking new clients – waitlist of 600+ clients	Brian West Connor West	
	3 Retail locations in Calgary	-	\$669,000.00	-	Immediate	-	<b>VEGAN CAFÉ AND FARMERS MARKETS</b> Amazing lifestyle choice opportunity. Successful and well-kept Vegan and Vegetarian Based Café and Retail Sales Markets. In business for over 10 years. Sales averaging \$1.6M over the last 5 years. Turn Key Operation. Equipment included, Onsite training available.	Brian West Connor West	
	107 2 Street West Brooks, AB	18,500	<b>\$1,725,000</b> for the property and business <b>\$1,225,000</b> for just the property	-	immediate	-	<b>PROPERTY &amp; BUSINESS FOR SALE</b> Newell Hotel offers a great investment opportunity in the city of Brooks. In close proximity to many amenities, retail & entertainment. Hotel has great value-add potential. Located near Highway 1 and the Canadian Pacific Railway, approximately 2 hours southeast of Calgary, 1 hour northwest of Medicine Hat, and 2 hours from USA border. Annually, approximately 100,000 tourists visit the Brooks/ Newell Region to camp and experience the naturally occurring beauty of the Canadian Badlands.	Brian West Connor West	

# Our sales team

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