



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**2741 17 Avenue SW**  
**Calgary, Alberta**

**MLS # A2222210**



**\$159,900**

Division:	Altadore
Type:	Retail
Bus. Type:	Fast Food,Food & Beverage ,Pizza,Restaurant ,Retail
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	ROYAL GRILL KEBAB
Size:	997 sq.ft.
Zoning:	-

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	NON

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

ROYAL GRILL KEBAB Location!!! Location!!! Location!!! right in the middle of Huggle & Bussle on 17 Avenue & 27 Street SW, Calgary, Busy Strip Mall surrounded by school, offices, retail, commercial, residential & condo apartments. Close to downtown, Westbrook shopping mall If you passionate about opening any food business and looking for an exciting business venture? Look no further! Offering a fantastic opportunity for aspiring entrepreneurs to step into a thriving industry. Features a fully equipped commercial kitchen, loyal customer base, prime location with high car & foot traffic, established online and delivery systems, and much more! Multiple Revenue Streams can be added to the current business addition to dine-in service, bubble tea & juice bar, delivery, and catering services, in maximizing revenue potential. Growth Opportunities: There's plenty of room for expansion and growth, whether it's introducing new concepts, or menu items, expanding delivery radius, or leveraging digital marketing strategies. Fully equipped commercial kitchen with commercial-grade Deck Pizza Oven, Stand-up Coolers, Chest Freezer, Tandoori Oven, front of the line chest coolers for vegetables & sauces. Make your dream of owning a Takeout East Indian & Pizza, Shawarma, Korean, or any other business of your choice, or any other concept a reality! This is an Asset Sale Business. Presently, it is a Halal Pakistani & East Indian take-out Restaurant..