



GRASSROOTS
REALTY GROUP

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**104, 1851 Sirocco Drive SW
Calgary, Alberta**

MLS # A2223722



\$299,000

Division: Signal Hill

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,367 sq.ft.

Zoning: 000

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Equipment List to be provided

An outstanding opportunity to acquire a well-established and highly profitable business in one of Southwest Calgary's busiest commercial hubs. Strategically located with excellent visibility and foot traffic, this thriving operation enjoys a strong local following and a consistent stream of revenue. The business is fully equipped with a full commercial kitchen, offering flexibility for a wide range of food and beverage concepts. With a track record of strong sales, low overhead, and potential for further growth through expanded offerings, catering, or franchising, this turnkey operation is ideal for entrepreneurs seeking a proven income-generating venture. All equipment and furnishings are included, making for a seamless transition to new ownership. Don't miss this rare opportunity to own a successful business in a high-demand location.