



**GRASSROOTS**  
REALTY GROUP

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

**643 Shawcliffe Gate SW  
Calgary, Alberta**

**MLS # A2240035**



**\$145,999**

Division:	South Calgary
Type:	Retail
Bus. Type:	Fast Food,Food & Beverage ,Pizza,Restaurant ,Retail
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	732 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

**Inclusions:** Equipment list to be attached to the offer to purchase

Turnkey Pizza Takeout Restaurant \*Asset Sale Only\* Prime SW Calgary Location. A great opportunity to acquire the business assets of this established pizza takeout located at 643 Shawcliffe Gate SW, Calgary. This is an asset sale only &mdash; no brand included &mdash; perfect for those looking to bring their own concept to a proven location. This fully fixtured 732 sq. ft. (more or less) space is currently leased at \$1,982.50 per month and estimated operating costs of \$10 per square foot (2025 estimate). The existing lease is secured until November 2027 and includes a five-year renewal option, offering stability for the new operator. Positioned in a busy commercial area just off Shawnessy Blvd, close proximity to the Shawnessy CTrain Station, this spot offers excellent visibility and access to a high-density residential market. Fully fixtured and ready for a new operator &mdash; ideal for takeout, delivery, or your own pizza concept. Book your Showing Today! **\*\*PLEASE DO NOT APPROACH STAFF OR VISIT BUSINESS WITHOUT SCHEDULING AN APPOINTMENT\*\***