

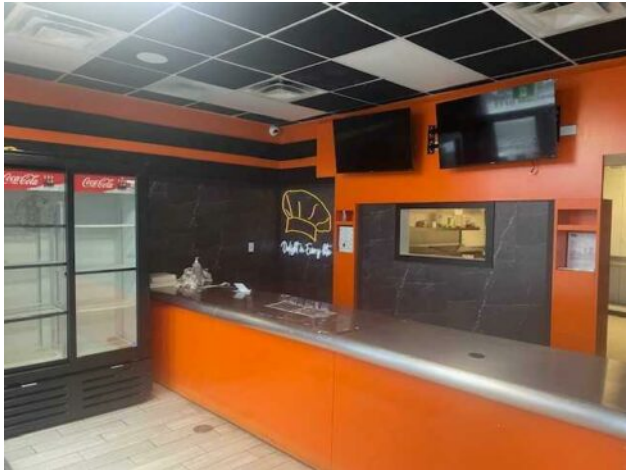


GRASSROOTS
REALTY GROUP

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**3, 7116 Macleod Trail SE
Calgary, Alberta**

MLS # A2246092



\$199,000

Division: Fairview Industrial

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,128 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: To be mutually agreed to at the time of sale, and attached to the Offer to Purchase as a Schedule "A"

Turnkey Pizza Take-Out & Delivery Restaurant – Prime Macleod Trail Location An excellent opportunity to open your own pizza concept without the hassle of building from scratch. Located on busy Macleod Trail, just two blocks from Chinook Centre, this fully equipped take-out and delivery restaurant offers outstanding visibility, signage exposure, and convenient customer parking. Key Features: Professionally built-out kitchen with commercial exhaust hood 3-deck impinger pizza oven, dough stretcher, and stand mixer 3-door pizza prep table, walk-in cooler, and chest freezer Efficient layout designed for high-volume take-out and delivery Bring your menu, turn on the ovens, and start serving pizza from day one. Save on build-out costs and get into one of Calgary's most desirable commercial locations quickly and affordably.