



GRASSROOTS
REALTY GROUP

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000 17 Avenue SW
Calgary, Alberta

MLS # A2247374



\$219,000

Division: Lower Mount Royal

Type: Business

Bus. Type: Restaurant

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,027 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: ALL EQUIPMENT

Exceptional opportunity in the heart of Downtown Calgary! This 2,027 sq ft space is ideally situated for a thriving restaurant, cafe, or retail concept. Features include 73 indoor seats plus an additional 40-seat exterior patio, perfect for attracting foot traffic and maximizing seasonal business. Large storefront windows provide excellent street exposure and natural light. Surrounded by office towers, residential buildings, and ongoing development. Strong daytime and evening crowd with high visibility. Ample nearby parking and transit access make this an ideal destination. Don't miss your chance to establish your business in one of Calgary's most sought-after commercial zones! Profitable business for serious buyer!