



GRASSROOTS
REALTY GROUP

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120, 11808 24 Street SW
Calgary, Alberta

MLS # A2268186



\$1,150,000

Division: Woodlands

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,505 sq.ft.

Zoning: C-N2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n.a

Excellent investment opportunity! This well-maintained Restaurant bay is fully leased to a reliable tenant on a fixed 5-year term with a 5-year renewal option, offering secure and consistent rental income. Located in Woodbine SW, the property features modern finishes, ample parking, and great visibility from the main road. The current tenant operates a successful business, ensuring stability for investors looking for a hands-free, income-generating asset. Highlights: Fixed 5 + 5-year lease in place Strong tenant with established business Triple Net (NNN) lease – tenant pays operating costs Professionally finished interior space Excellent exposure and access Ideal for long-term investors seeking steady returns This is a turnkey, income-producing property perfect for those looking to add a high-quality commercial asset to their portfolio. Contact listing agent for lease details, rent roll, and additional financial information.