



GRASSROOTS
REALTY GROUP

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MLS # A2275280

Calgary, Alberta



\$249,000

Division:	Calgary
Type:	Business
Bus. Type:	Fast Food,Food & Beverage ,Health Food,Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	2,750 sq.ft.
Zoning:	-
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	Asset List to be provided before closing

An exceptional opportunity to acquire a restaurant space for sale in the heart of Kensington NW, with decent lease improvements in one of Calgary's most vibrant and high-demand urban districts. Known as a true "Walker's Paradise," Kensington offers constant foot traffic from over 250 independent shops, popular cafés, restaurants, and cultural destinations, all just minutes from Downtown Calgary. The area is well served by the Sunnyside C-Train, surrounded by dense residential communities, and steps from the Bow River Pathway and Riley Park, driving strong year-round patronage from locals, professionals, students, and visitors. Located within a Business Revitalization Zone (BRZ), this prime NW location provides outstanding visibility and long-term business potential. Change of use is subject to landlord approval.