



**GRASSROOTS**  
REALTY GROUP

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**3915 17 Avenue SW  
Calgary, Alberta**

**MLS # A2284394**

**\$110,000**



**Division:** Glendale

**Type:** Business

**Bus. Type:** Fast Food,Food & Beverage ,Pizza,Restaurant

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 946 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** An asset list will be provided.

Launch your business instantly with this move-in ready pizza space. Ideal for a franchise or independent concept, the 945-square-foot layout maximizes efficiency with a complete kitchen, great storage, and a practical customer area for all service models (dine-in, takeout, and delivery). Location is everything: you're placed in a premium strip mall anchored by heavy hitters like TD Canada Trust, Tim Hortons, Shoppers Drug Mart and Many More, guaranteeing foot traffic. A surrounding population of homes and rentals make this a high-potential investment. Get the details today! This is Asset Sale only.