



**MLS # A2291717**

**Calgary, Alberta**



**\$199,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,481 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**Inclusions:** ASK FOR EQUIPMENT LIST.

Excellent opportunity to own a well-located pizza business situated at one of the busiest intersections in Calgary . Located in a thriving residential neighborhood, this business benefits from strong daily walk-in traffic and consistent local customer support. The highly visible location provides outstanding exposure with steady vehicle and pedestrian flow throughout the day. This established pizza store is positioned in a prime area surrounded by homes, ensuring a loyal customer base and repeat clientele. With its strategic location and strong community presence, the business offers great potential for continued growth for an owner-operator or investor looking to enter the food industry in one of Calgary's most active areas.