



GRASSROOTS
REALTY GROUP

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2741 17 Avenue SW
Calgary, Alberta

MLS # A2293443



\$149,999

Division: Shaganappi

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,000 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Equipment List will be provided upon signing the NDA.

Excellent opportunity to acquire a fully operational restaurant business located on 17th Avenue SW, one of Southwest Calgary's most vibrant and high-traffic corridors. Ideally positioned near the Beltline, Glendale, and Bankview communities and surrounded by several schools, this location benefits from strong daytime and evening traffic, excellent visibility, and a dense residential and commercial customer base. The premises offer approximately 1,000 sq. ft. of efficiently designed space, suitable for dine-in, takeout, catering, and delivery operations. The layout is flexible and can accommodate a variety of food concepts, including pizza, shawarma, takeout, ghost kitchen, or franchise operations. A pizza oven is already installed, adding further operational versatility. The business features an attractive monthly rent of approximately \$4,100, with a lease secured until November 2028, plus one additional five-year renewal option. This space is ideal for smaller operations and is particularly well-suited for concepts such as a breakfast restaurant, Mexican, or Vietnamese cuisine.