



MLS # A2294888

Calgary, Alberta



\$350,000

Division: Calgary
Type: Business
Bus. Type: Restaurant
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 1,097 sq.ft.
Zoning: -

Heating: -	Addl. Cost: -
Floors: -	Based on Year: -
Roof: -	Utilities: -
Exterior: -	Parking: -
Water: -	Lot Size: -
Sewer: -	Lot Feat: -
Inclusions: See remarks "Equipment List"	

Strategically located retail opportunity just off 17 Avenue SW in a high-traffic corridor with strong visibility and consistent foot traffic, directly across from a major high school providing steady daytime and after-school customer flow. The existing business has seen strong success and is relocating, offering a rare opportunity to acquire a fully built-out space through an asset and lease sale. The premises include both the main floor customer area and a functional basement prep space, with all equipment and high-end leasehold improvements included, creating a turnkey setup for a new operator. Opportunities to secure a space of this quality and exposure in this area are extremely limited, making this ideal for an owner-operator or brand looking to establish or expand in one of Calgary's most active retail nodes. Contact your Realtor today for more information or to schedule a private showing.