



MLS # A2294896

Calgary, Alberta



\$174,999

Division:	Calgary
Type:	Retail
Bus. Type:	Deli/Catering, Food & Beverage ,Hospitality, Restaurant
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. Business asset sale only – real estate is not included.