



**MLS # A2294896**

**Calgary, Alberta**



**\$79,999**

|                    |  |
|--------------------|--|
| <b>Division:</b>   | Calgary  |
| <b>Type:</b>       | Retail   |
| <b>Bus. Type:</b>  | Deli/Catering, Food & Beverage , Hospitality, Restaurant |
| <b>Sale/Lease:</b> | For Lease  |
| <b>Bldg. Name:</b> | -  |
| <b>Bus. Name:</b>  | -  |
| <b>Size:</b>       | 1,000 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:** 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, takeout, catering, and delivery operations. The layout is flexible and can accommodate a variety of food concepts, including pizza, shawarma, dine-in facility, 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.