



GRASSROOTS
REALTY GROUP

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4410 17 Avenue SE
Calgary, Alberta

MLS # A2299500

\$12,500 per month



Division: Forest Heights

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 17,580 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Turnkey Restaurant for Lease on High-Traffic 17 Ave SE. Approx. 5,000 sq ft fully built-out restaurant with 165 seats, offered as a lease-only opportunity — no business purchase required. Space includes a fully equipped commercial kitchen, 18 ft canopy, and complete dining furniture. Shared parking available at the rear of the building. Gross rent: \$12,500/month + GST, with free basement, storage. Utilities is extra. Prime exposure along a busy corridor with strong traffic and visibility.