



**GRASSROOTS**  
REALTY GROUP

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123 temple drive temple  
Calgary, Alberta

MLS # A2301087



**\$249,800**

Division: Temple

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 980 sq.ft.

Zoning: zoning

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Please See Remarks

**\*\*Prime Opportunity: Pizza Restaurant for Sale\*\*** Discover an exceptional chance to own a 975 sq. ft. pizza restaurant located in the thriving northeast Calgary area. Strategically positioned in a bustling strip mall on 32nd Ave, this restaurant benefits from heavy traffic, with thousands of vehicles passing by each day. The strip mall is anchored by a popular 7-Eleven and features an array of other well-frequented businesses, including a liquor store, halal grocery, cannabis dispensary, and hair salon, all contributing to a vibrant community atmosphere and drawing more visitors to the area. The location is enhanced by its proximity to several residential neighborhoods, making it a convenient dining option for local families. Additionally, it is situated near two schools and directly across from a professional building, ensuring a constant demand for take-out orders and delivery services throughout the day. This well-established and popular eatery was launched just a few years ago and boasts a modern setup with brand-new equipment. The kitchen is spacious and thoughtfully designed for efficiency, featuring a large pizza oven, ample counter space for preparation, and easy access to the back alley for convenient deliveries and suppliers. This a turnkey operation, presenting a fantastic opportunity to step into a successful business. Prospective buyers can continue the thriving pizza concept or introduce their own unique culinary idea with the landlord's approval. The purchase price includes all assets, the established trade name, proprietary recipes, and comprehensive training to ensure a smooth transition for new ownership. No previous experience is required, as the operations are straightforward and easily manageable. This is not just a restaurant; it's a gateway to thriving opportunities in the food industry, offering remarkable value for

the right buyer. Please be considerate of the restaurant's daily operations and refrain from visiting without prior arrangement.