



**430 Acadia Drive SE  
Calgary, Alberta**

**MLS # A2304444**



**\$169,000**

<b>Division:</b>	Acadia
<b>Type:</b>	Business
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	2,208 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>	-
<b>Inclusions:</b>	See equipment list		

located in the well-established community of Acadia, this restaurant offers an excellent opportunity to own and operate your own business in a high-demand area. Surrounded by dense residential housing and strong local traffic, this location provides consistent exposure and a built-in customer base. The space features seating for up to 86 guests, making it ideal for dine-in service, takeout, or a hybrid concept. A fully equipped commercial kitchen is already in place, including a walk-in cooler and freezer, allowing for a smooth transition and quick startup. Additional highlights include: Prime location with strong visibility Ample on-site parking for customers and staff Established layout suitable for various restaurant concepts Flexibility to change the menu (subject to landlord approval) This is a great opportunity for restaurateurs looking to step into a ready-to-operate space in a mature, family-friendly neighborhood. Please do not approach staff or restaurant all showings are to be with a realtor