



**MLS # A2132956**

**Calgary, Alberta**



**\$169,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Fast Food,Food & Beverage ,Pizza,Restaurant ,Retail
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	760 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 to be attached to the offer to purchase

Exciting opportunity to acquire a pizza restaurant (only assets), nestled within a bustling residential neighborhood, benefits from a diverse and consistent stream of customers. A 12 ft canopy is in place, offering the potential to start an Indian takeout service, expanding the business's offerings, and attracting a broader clientele. Total MONTHLY RENT including Base Rent & Operating Cost is around \$2,750, with lease term of 3.5 years left and one option to renew for 5 years is available. Inquire now to seize this opportunity. Call your Realtor today to set up a tour. Confidentiality agreement is in the supplements. "PLEASE DO NOT APPROACH STAFF OR VISIT BUSINESS WITHOUT SCHEDULING APPOINTMENT"