



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2199976**

**Calgary, Alberta**



**\$235,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,002 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	N/A

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	-
<b>Lot Feat:</b>	-

This 1002 sq. ft. restaurant, serving Pizza, Shawarma, and Bowls, is equipped for success! 20 seating, dine-in, takeout, and delivery operation, and a prime location surrounded by 17 AVE SW residential and commercial hubs. The affordable rent of \$4,725/month (incl. OC & GST) makes it a smart investment for someone looking to step into a new operation. This is a golden opportunity for a business-oriented new owner to take this concept to the next level. The setup allows for easy operations. Whether you're an industry professional or a first-time entrepreneur, this ready-to-go restaurant is built for growth. Act fast—opportunities like this don't last!