



GRASSROOTS
REALTY GROUP

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2826 Morley Trail NW
Calgary, Alberta

MLS # A2211894

\$95,000

Division: Banff Trail

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,267 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: None



A prime location directly across from the high school, operating Monday to Friday from 11:30 a.m. to 7 p.m. with a single shift. Previously a pizza and convenience store, this business has a low monthly rent of \$2,330 and is easy to run, making it ideal for a family business. The space includes a 6' canopy, walk-in freezer, and fryers. There's potential to boost sales by adding convenience items. Lots of growth potential! A food processing facility combined with a pick-up and delivery service offers great potential for profitability.