

**736 17 Avenue SW
Calgary, Alberta**

MLS # A2273857

\$175,000



Heating:

-

Addl. Cost:

-

Floors:

-

Based on Year:

-

Roof:

-

Utilities:

-

Exterior:

-

Parking:

-

Water:

-

Lot Size:

-

Sewer:

-

Lot Feat:

-

Inclusions: To be mutually agreed to at the time of sale, and attached to the Offer to Purchase as a Schedule "B".

Opportunity on Calgary's Iconic 17th Avenue SW. Take advantage of a rare chance to secure a high visibility, fully fixtured restaurant space in the heart of Calgary's legendary Red Mile. Formerly home to a popular QSR concept, this location is now closed and ready for a new operator to bring their vision to life. Featuring 60 interior seats plus a 16 seat patio, the space is fully built out and exceptionally well equipped, allowing for a smooth and cost effective transition into your own concept. A spacious basement storage area offers additional operational convenience, ideal for inventory, prep, or support space. With strong pedestrian traffic, excellent exposure, and flexible use potential (subject to landlord approval), this is an outstanding opportunity for an operator looking to establish or expand their presence on one of Calgary's busiest and most vibrant corridors. Endless possibilities await the right buyer, bring your creativity and transform this turnkey space into your next successful venture.