

**MLS # A2275747****Calgary, Alberta****\$149,900****Division:** Calgary**Type:** Business**Bus. Type:** Pizza, Restaurant**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 600 sq.ft.**Zoning:** -**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

High-traffic pizza business opportunity located on 17 Avenue SW, Calgary, directly across from a high school and positioned on one of the city's busiest pedestrian corridors. This well-situated location benefits from consistent daytime foot traffic, strong lunch-hour demand, and steady evening activity. The business experiences a reliable lunch rush driven by students, along with additional demand from nearby offices and commercial users. The surrounding high-density residential and mixed-use developments contribute to ongoing walk-in, pickup, and delivery orders throughout the day. A large portion of sales is generated through pizza-by-the-slice, offering attractive margin potential. The property features excellent visibility with direct 17 Ave frontage and benefits from continuous all-day pedestrian traffic. There is significant upside for an owner-operator to further optimize operations and maximize sales volume.