

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: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

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.