

**MLS # A2276398****Calgary, Alberta****\$230,000****Division:** Calgary**Type:** Business**Bus. Type:** Deli/Catering,Food & Beverage ,Restaurant**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 1,000 sq.ft.**Zoning:** -**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** Equipment List will be provided upon signing the NDA.

Excellent opportunity to acquire a fully operational restaurant business located on 17th Avenue SW, a well-known busy road and vibrant neighbourhood in Southwest Calgary. Ideally situated near the Beltline, Glendale, and Bankview areas and surrounded by multiple schools, the location benefits from strong daytime and evening traffic, excellent visibility, and a dense residential and commercial customer base. The premises offer approximately 1,000 sq. ft. of efficiently designed space, suitable for dine-in, takeout, catering, and delivery operations. The layout is adaptable and suitable for most franchise concepts. A pizza oven is in place, providing flexibility for, ghost kitchen, and delivery-based businesses. Attractive monthly rent of approximately \$4,100, with the lease in place until November 2028, with one option to renew for an additional five (5) years, . \*\*\* Business Asset Sale only - Real estate is not included\*\*\*