

**MLS # A2276712**
**Calgary, Alberta**

**\$189,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Bakery,Fast Food,Food & Beverage ,Pizza,Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,481 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**Inclusions:** Seller to provide asset list upon accepted offer.

Excellent opportunity to acquire a pizza and fried chicken restaurant located on Centre Street, one of Calgary's busiest and highest-traffic corridors. This standalone building offers exceptional visibility, easy access, and strong branding potential, with no restrictions on food concept, allowing a buyer to continue the existing operation or introduce a new cuisine. The restaurant features a spacious layout with potential to add additional seating, a large commercial hood fan suitable for heavy cooking, a walk-in fridge, and a huge basement providing extensive storage or future expansion possibilities. With affordable rent, high daily traffic, and excellent exposure, this opportunity is perfect for a first-time business owner or as an addition to an existing portfolio. A Confidentiality Agreement is required prior to releasing financial details and the business location. Please do not approach staff or visit the business directly. All showings are by appointment only.