

**MLS # A2278860****Calgary, Alberta****\$250,000****Division:** Calgary**Type:** Business**Bus. Type:** Fast Food,Food & Beverage ,Health Food,Restaurant**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 2,750 sq.ft.**Zoning:** -**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** Asset List to be provided before closing

An outstanding chance to secure a well-located restaurant space in one of Calgary's most dynamic northwest communities. Positioned in a lively commercial corridor, this area attracts consistent pedestrian activity supported by a strong mix of independent retailers, dining options, and local attractions. Convenient access to public transit, nearby parks, river pathways, and surrounding residential neighborhoods helps generate steady customer flow throughout the year. The location benefits from excellent exposure, strong neighborhood engagement, and long-term growth potential within a designated revitalization district. Its proximity to downtown further enhances accessibility and appeal for both locals and visitors. Any intended change of use remains subject to landlord approval.