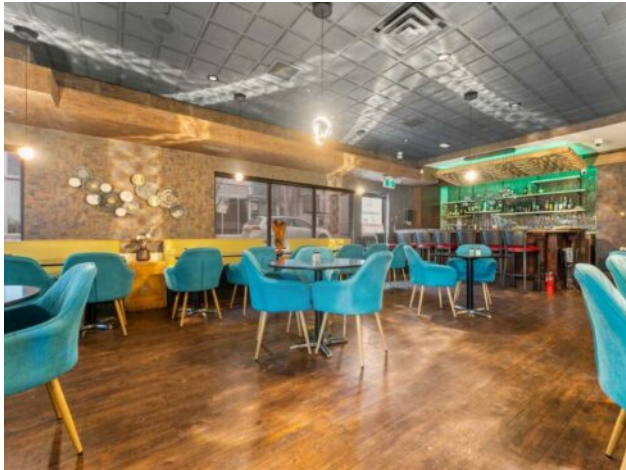


**3220 17 Avenue SW
Calgary, Alberta**

MLS # A2280739



\$149,000

Division: Killarney/Glengarry

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,932 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Please contact the listing agent

Outstanding 17 Ave SW location—positioned on a busy main corridor with strong daily traffic, surrounded by established businesses and a vibrant customer base. This highly visible corner unit offers excellent street presence and signage exposure, ideal for attracting both walk-by and drive-by customers. Convenient access with plaza parking plus ample street parking nearby. Approx. 3,000 SF restaurant + bar with Liquor License and a quality, well-finished interior build-out. The commercial kitchen is well equipped with two (2) 8-ft canopy hoods, walk-in cooler, walk-in freezer, and a full cooking line. A strong turnkey opportunity for operators looking to open quickly or rebrand with minimal upfront build-out. Showings by appointment—contact for details.