

**3220 17 Avenue SW  
Calgary, Alberta**

**MLS # A2280739**

**\$149,000**



**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.