

**MLS # A2282039**
**Calgary, Alberta**

**\$198,999**

|                    |   |
|--------------------|---|
| <b>Division:</b>   | Calgary                                     |
| <b>Type:</b>       | Business                                    |
| <b>Bus. Type:</b>  | Deli/Catering, Food & Beverage , Restaurant |
| <b>Sale/Lease:</b> | For Lease                                   |
| <b>Bldg. Name:</b> | -   |
| <b>Bus. Name:</b>  | -   |
| <b>Size:</b>       | 1,000 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:** Equipment List will be provided upon signing the NDA.

Excellent opportunity to acquire a fully operational restaurant located along 17th Avenue SW, one of Southwest Calgary's most active and vibrant corridors. Positioned near the Beltline, Glendale, and Bankview communities and surrounded by several schools, this location benefits from strong day and evening traffic, outstanding visibility, and a dense residential and commercial customer base. The space offers approximately 1,000 sq. ft. of well-utilized area, ideal for dine-in, takeout, catering, and delivery services. The flexible layout is suitable for most franchise concepts and includes a pizza oven, allowing for additional concepts such as ghost kitchens or delivery-focused operations. This fully built-out restaurant features a flexible layout suitable for a wide variety of cuisines, including Indian, Vietnamese, African, Mexican, or other concepts. The business features an attractive monthly rent of approximately \$4,100, with a lease secured until November 2028 and one additional five (5) year renewal option. \*\*\*Business Asset Sale only &ndash; Real Estate is not included.\*\*\*