# 115, 45 Greenbriar Drive NW
# Calgary, Alberta

## MLS # A2283959



# $198,888

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| **Division:** | Greenwood/Greenbriar |
| **Type:** | Business |
| **Bus. Type:** | Fast Food,Food & Beverage ,Mixed,Pizza |
| **Sale/Lease:** | For Lease |
| **Bldg. Name:** | - |
| **Bus. Name:** | Canadian Pizza Unlimited |
| **Size:** | 1,116 sq.ft. |
| **Zoning:** | - |

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| **Heating:** | - | **Addl. Cost:** | - |
| **Floors:** | - | **Based on Year:** | - |
| **Roof:** | - | **Utilities:** | - |
| **Exterior:** | - | **Parking:** | - |
| **Water:** | - | **Lot Size:** | - |
| **Sewer:** | - | **Lot Feat:** | - |

**Inclusions:** Equipment list will be provided

Excellent opportunity to acquire a turnkey Canadian Pizza Unlimited franchise paired with Big Guys Fried Chicken in the highly desirable Greenwood/Greenbriar area of Northwest Calgary. This business is offered at a discounted price, making it an attractive option for an owner-operator or investor seeking immediate revenue with strong long-term upside. Located in a prime, high-exposure location near the Calgary Farmers&rsquo; Market, this restaurant benefits from strong traffic, surrounding retail, and proximity to established and emerging residential communities. Greenwood/Greenbriar is a compact but evolving neighbourhood, and the broader Northwest Calgary and citywide population continues to grow at one of the fastest rates among major Canadian cities, supporting increased demand for convenient food service options. The restaurant features newer equipment and is offered as a fully turnkey operation, allowing a new owner to operate from day one. Canadian Pizza Unlimited is a well-recognized franchise brand in the Calgary market, and the addition of Big Guys Fried Chicken provides multiple revenue streams under one operation, strengthening overall business potential. Advertising and marketing are not limited to the immediate trade area, allowing the business to attract customers from surrounding communities and benefit from Calgary&rsquo;s continued population growth and expansion. With a long-term lease in place and strong brand recognition, this opportunity is well positioned for future growth and scalability in a growing Northwest Calgary location.