

643 Shawcliffe Gate SW
Calgary, Alberta

MLS # A2240035



\$145,999

Division: South Calgary

Type: Retail

Bus. Type: Fast Food, Food & Beverage, Pizza, Restaurant, Retail

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 732 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Equipment list to be attached to the offer to purchase

Turnkey Pizza Takeout Restaurant *Asset Sale Only* Prime SW Calgary Location. A great opportunity to acquire the business assets of this established pizza takeout located at 643 Shawcliffe Gate SW, Calgary. This is an asset sale only — no brand included — perfect for those looking to bring their own concept to a proven location. This fully fixtured 732 sq. ft. (more or less) space is currently leased at \$1,982.50 per month and estimated operating costs of \$10 per square foot (2025 estimate). The existing lease is secured until November 2027 and includes a five-year renewal option, offering stability for the new operator. Positioned in a busy commercial area just off Shawnessy Blvd, close proximity to the Shawnessy CTrain Station, this spot offers excellent visibility and access to a high-density residential market. Fully fixtured and ready for a new operator — ideal for takeout, delivery, or your own pizza concept. Book your Showing Today! **PLEASE DO NOT APPROACH STAFF OR VISIT BUSINESS WITHOUT SCHEDULING AN APPOINTMENT**