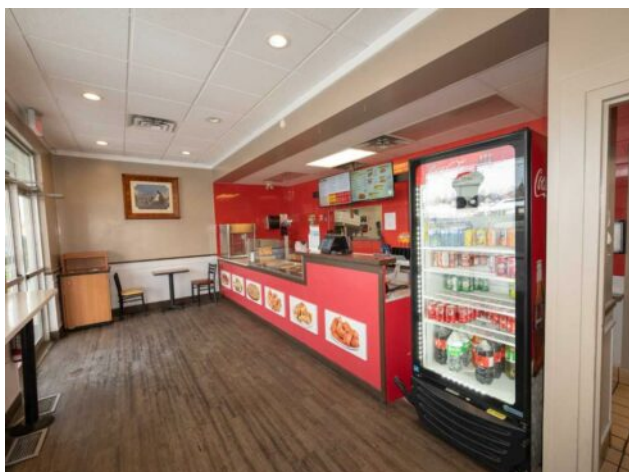


MLS # A2276712

Calgary, Alberta

\$189,000



Division:	Calgary
Type:	Retail
Bus. Type:	Bakery, Fast Food, Food & Beverage, Pizza, Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,481 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Seller to provide asset list upon accepted offer.		

Excellent opportunity to acquire a pizza and fried chicken restaurant located on Centre Street, one of Calgary's busiest and highest-traffic corridors. This standalone building offers exceptional visibility, easy access, and strong branding potential, with no restrictions on food concept, allowing a buyer to continue the existing operation or introduce a new cuisine. The restaurant features a spacious layout with potential to add additional seating, a large commercial hood fan suitable for heavy cooking, a walk-in fridge, and a huge basement providing extensive storage or future expansion possibilities. With affordable rent, high daily traffic, and excellent exposure, this opportunity is perfect for a first-time business owner or as an addition to an existing portfolio. A Confidentiality Agreement is required prior to releasing financial details and the business location. Please do not approach staff or visit the business directly. All showings are by appointment only.