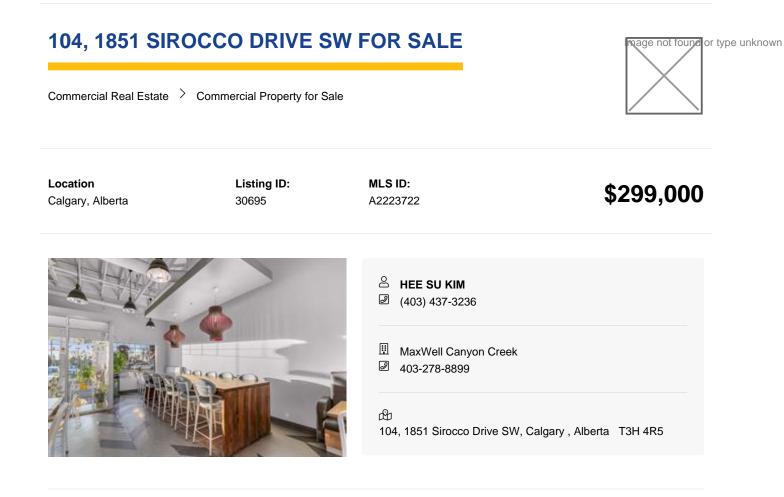


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Transaction Type	Days On Market	<b>Zoning</b>
For Sale	68	000
Subdivision	<b>Year Built</b>	Structure Type
Signal Hill	1999	Retail
Property Type	Property Sub Type	<b>Legal Plan</b>
Commercial	Retail	000
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
1367.00	127.00	Equipment List to be provided
Restrictions	Reports	

None

Landlord Approval

An outstanding opportunity to acquire a well-established and highly profitable business in one of Southwest Calgary's busiest commercial hubs. Strategically located with excellent visibility and foot traffic, this thriving operation enjoys a strong local following and a consistent stream of revenue. The business is fully equipped with a full commercial kitchen, offering flexibility for a wide range of food and beverage concepts. With a track record of strong sales, low overhead, and potential for further growth through expanded offerings, catering, or franchising, this turnkey operation is ideal for entrepreneurs seeking a proven income-generating venture. All equipment and furnishings are included, making for a seamless transition to new ownership. Don't miss this rare opportunity to own a successful business in a high-demand location.

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