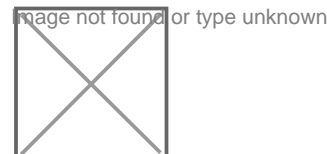


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## FAST FOOD,FOOD & BEVERAGE ,PIZZA,RESTAURANT ,RETAIL FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**

Calgary, Alberta

**Listing ID:**



31348



**MLS ID:**


A2240035

**\$130,000**



 **KULWINDER GILL**  
 (825) 733-3796

 eXp Realty  
 403-262-7653

 643 Shawcliffe Gate SW, Calgary , Alberta T2Y 1W1

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 46	<b>Lease Amount</b> 2600.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> South Calgary	<b>Year Built</b> 1990
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Building Area (Sq. Ft.)</b> 732.00	<b>Building Area (Sq. M.)</b> 68.00	<b>Inclusions</b> Equipment list to be attached to the offer to purchase
<b>Restrictions</b> None Known	<b>Reports</b> None	

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\*\*

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.