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## PIZZA, RESTAURANT FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta

**Listing ID:**  
33957

**MLS ID:**  
A2275747

**\$149,900**



 **SATYAM BANSAL**  
 (587) 971-7998

 **TREC The Real Estate Company**  
 403-270-4060

 **Calgary, Alberta**

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Lease Amount</b>
For Lease	42	4465.00
<b>Lease Frequency</b>	<b>Building Type</b>	<b>Structure Type</b>
Monthly	Commercial Mix	Retail
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Building Area (Sq. Ft.)</b>
Commercial	Business	600.00
<b>Building Area (Sq. M.)</b>	<b>Inclusions</b>	<b>Restrictions</b>
55.74	N/A	Call Lister
<b>Reports</b>		
Call Lister		

High-traffic pizza business opportunity located on 17 Avenue SW, Calgary, directly across from a high school and positioned on one of the city's busiest pedestrian corridors. This well-situated location benefits from consistent daytime foot traffic, strong lunch-hour demand, and steady evening activity. The business experiences a reliable lunch rush driven by students, along with additional demand from nearby offices and commercial users. The surrounding high-density residential and mixed-use developments contribute to ongoing walk-in, pickup, and delivery orders throughout the day. A large portion of sales is generated through pizza-by-the-slice, offering attractive margin potential. The property features excellent visibility with direct 17 Ave frontage and benefits from continuous all-day pedestrian traffic. There is significant upside for an owner-operator to further optimize operations and maximize sales volume.

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