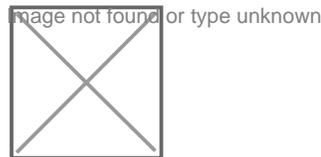


Regional Contact

Bev Thornton 403-627-0244 bev@albertasouthwest.com Visit Website

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.

2741 17 AVENUE SW FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location Calgary, Alberta

Listing ID: 34432

MLS ID: A2293443

\$230,000



ANTHONY AU (403) 903-6123

KPLI Real Estate Corporation 403-554-8453

2741 17 Avenue SW, Calgary, Alberta T3E 6K8

Transaction Type

For Lease

Days On Market

1

Subdivision

Shaganappi

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Retail

Building Area (Sq. Ft.)

1000.00

Building Area (Sq. M.)

92.90

Inclusions

Equipment List will be provided upon signing the NDA.

Restrictions

Call Lister, Landlord Approval

Reports

Chattel/Equipment, Information
 Package, Internal Use
 Statements, Leases

Excellent opportunity to acquire a fully operational restaurant business located on 17th Avenue SW, a well-known busy road and vibrant neighbourhood in Southwest Calgary. Ideally situated near the Beltline, Glendale, and Bankview areas and surrounded by multiple schools, the location benefits from strong daytime and evening traffic, excellent visibility, and a dense residential and commercial customer base. The premises offer approximately 1,000 sq. ft. of efficiently designed space, suitable for dine-in, takeout, catering, and delivery operations. The layout is adaptable and suitable for most franchise concepts. A pizza oven is in place, providing flexibility for, ghost kitchen, and delivery-based businesses. Attractive monthly rent of approximately \$4,100, with the lease in place until November 2028, with one option to renew for an additional five (5) years, . *** Business Asset Sale only - Real estate is not included***

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