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FULLY BUILT-OUT ITALIAN RESTAURANT AT AN UNBEATABLE ENTRY PRICE LOCATED IN 14ST NW OF CALGARY...



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
34727


MLS ID:
A2298919

\$124,900



 **KAMAL JAIN**
 (403) 891-8574

 Real Estate Professionals Inc.
 403-547-4102

 Calgary , Alberta

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| Transaction Type For Lease | Days On Market 63 | Lease Amount 6500.00 |
| Lease Frequency Monthly | Building Type High Rise | Year Built 2007 |
| Structure Type High Rise (5 stories) | Property Type Commercial | Property Sub Type Retail |
| Building Area (Sq. Ft.) 10000.00 | Building Area (Sq. M.) 929.02 | Inclusions List of equipment to follow |
| Restrictions Landlord Approval | Reports Call Lister, Chattel/Equipment, Formal Lease | |

fully built-out Italian restaurant at an unbeatable entry price located in 14st NW of Calgary (Nearby SAIT). Positioned in a high-density residential area, this business benefits from consistent foot traffic, strong neighborhood visibility, and a built-in local customer base. This turnkey operation is ideal for an owner-operator or investor looking to step into the food and beverage space with minimal startup costs. The space is professionally designed and equipped to support dine-in, takeout, and delivery service, offering immediate revenue potential from day one. The menu concept is centered around Italian cuisine, featuring a mix of classic dishes, quick-service items, and high-margin offerings that appeal to a wide customer demographic. With its strategic location surrounded by residential units and daily foot traffic, the business is well-positioned for continued growth through expanded hours, online delivery platforms, and targeted local marketing. Key Highlights: -1,559 sqft -Turnkey Italian restaurant concept -High-density residential location -Strong visibility and consistent foot traffic -Fully built-out kitchen and dining space -Opportunity to increase revenue through delivery and catering -Low entry price for the Calgary market -Close to SAIT and AUArts -FREE: Gas and heat

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