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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

\$149,900



 **KAMAL JAIN**
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 403-547-4102

 Calgary , Alberta

Transaction Type For Lease	Days On Market 1	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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