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
FAST FOOD, FOOD & BEVERAGE , RESTAURANT FOR LEASE






Commercial Real Estate > Commercial Property for Lease

Location Calgary, Alberta	Listing ID: 35136	MLS ID: A2308604	\$549,000
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Fast Food, Food & Beverage , Restaurant For Lease

 **RAMESH VERMA**
 (403) 547-4102

 Real Estate Professionals Inc.
 403-547-4102

 Calgary , Alberta

Transaction Type For Lease	Days On Market 47	Lease Amount 16137.44
Lease Frequency Monthly	Year Built 1991	Structure Type Retail
Property Type Commercial	Property Sub Type Business	Building Area (Sq. Ft.) 2850.00
Building Area (Sq. M.) 264.77	Inclusions Asset List to be provided before closing	Restrictions None Known
Reports None		

An exceptional opportunity to acquire a profitable, high-performing restaurant in the highly sought-after area of Kensington, Calgary. This well-established business generates approximately \$1.2M in annual gross sales with net income exceeding \$190,000, offering strong and consistent returns. The restaurant features a popular menu focused on Italian cuisine, fresh pasta, gourmet pizzas, and casual upscale dining, attracting a loyal customer base and strong repeat business. The operation will transition into a franchise model, with a competitive structure of 5% royalty and 1% marketing fee, providing brand support while maintaining healthy margins. The business benefits from a proven track record, excellent Google rating, and a strong presence in one of Calgary's most vibrant and high-traffic locations. Comprehensive hands-on training will be provided to ensure a smooth transition. Ideal for an owner-operator or investor seeking a turnkey, cash-flowing business with growth potential. Confidentiality agreement required. PLEASE DO NOT APPROACH STAFF OR VISIT THE BUSINESS WITHOUT AN APPOINTMENT.

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