

**MLS # A2272406**

**Calgary, Alberta**



**\$299,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Fast Food, Food & Beverage, Pizza, Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,160 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**Inclusions:** Asset List to be provided before closing

Discover an exceptional opportunity to own a brand-new, fully equipped pizza and fast-food restaurant in the highly desirable Calgary NW area. This 1,160 sq ft space offers a modern turn-key setup, complete with a walk-in cooler, 10-ft canopy for heavy take-out operations, a Lincoln double deck oven, 40-quart dough mixer, 3-door refrigerator prep table, two chest freezers, dough sheeter, double-door prep table, multiple fryers, a pizza slice warmer, microwave, till system, and four 43-inch TVs perfect for menu displays. With rent at just \$4,700 including operating costs, this location is ideal for pizza, shawarma, or fried chicken concepts, allowing you to start operating from day one without additional build-out expenses. The franchise model is extremely attractive with no royalty for the first six months and only 2% thereafter, creating excellent value and growth potential. Situated in a busy NW community with strong foot traffic and demand, this store is perfect for an owner-operator or investor looking for a ready-made operation in a prime location. Don't miss your chance to step into a fully loaded, high-potential food business at a fraction of the setup cost.