



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**104, 1851 Sirocco Drive SW**  
**Calgary, Alberta**

**MLS # A2223722**



**\$299,000**

**Division:** Signal Hill

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,367 sq.ft.

**Zoning:** 000

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Equipment List to be provided

An outstanding opportunity to acquire a well-established and highly profitable business in one of Southwest Calgary's busiest commercial hubs. Strategically located with excellent visibility and foot traffic, this thriving operation enjoys a strong local following and a consistent stream of revenue. The business is fully equipped with a full commercial kitchen, offering flexibility for a wide range of food and beverage concepts. With a track record of strong sales, low overhead, and potential for further growth through expanded offerings, catering, or franchising, this turnkey operation is ideal for entrepreneurs seeking a proven income-generating venture. All equipment and furnishings are included, making for a seamless transition to new ownership. Don't miss this rare opportunity to own a successful business in a high-demand location.