



718 17 Avenue SW
Calgary, Alberta

MLS # A2294888



\$350,000

Division: Beltline
Type: Business
Bus. Type: Restaurant
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 1,097 sq.ft.
Zoning: -

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

Inclusions: See remarks "Equipment List"

Strategically located retail opportunity just off 17 Avenue SW in a high-traffic corridor with strong visibility and consistent foot traffic, directly across from a major high school providing steady daytime and after-school customer flow. The existing business has seen strong success and is relocating, offering a rare opportunity to acquire a fully built-out space through an asset and lease sale. The premises include both the main floor customer area and a functional basement prep space, with all equipment and high-end leasehold improvements included, creating a turnkey setup for a new operator. Opportunities to secure a space of this quality and exposure in this area are extremely limited, making this ideal for an owner-operator or brand looking to establish or expand in one of Calgary's most active retail nodes. Contact your Realtor today for more information or to schedule a private showing.