



**GRASSROOTS**  
REALTY GROUP

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430 Acadia Drive SE  
Calgary, Alberta

MLS # A2304444

**\$169,000**



**Division:** Acadia  
**Type:** Business  
**Bus. Type:** -  
**Sale/Lease:** For Lease  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 2,208 sq.ft.  
**Zoning:** -

<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> -
<b>Inclusions:</b> See equipment list	

located in the well-established community of Acadia, this restaurant offers an excellent opportunity to own and operate your own business in a high-demand area. Surrounded by dense residential housing and strong local traffic, this location provides consistent exposure and a built-in customer base. The space features seating for up to 86 guests, making it ideal for dine-in service, takeout, or a hybrid concept. A fully equipped commercial kitchen is already in place, including a walk-in cooler and freezer, allowing for a smooth transition and quick startup. Additional highlights include: Prime location with strong visibility Ample on-site parking for customers and staff Established layout suitable for various restaurant concepts Flexibility to change the menu (subject to landlord approval) This is a great opportunity for restaurateurs looking to step into a ready-to-operate space in a mature, family-friendly neighborhood. Please do not approach staff or restaurant all showings are to be with a realtor