



**GRASSROOTS**  
REALTY GROUP

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1600 90 Avenue  
Calgary, Alberta

MLS # A2305228

**\$15,000 per month**



<b>Division:</b>	Bayview
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Bed & Breakfast, Fast Food, Food & Beverage, Health Food, Retail
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	818 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>	-
<b>Inclusions:</b>	List will be Provided On Offer Stage		

Prime retail location at 1600 90 Ave SW. This modern, fully-upgraded commercial space includes a medium seating area and is currently operating as PIRHO Fresh Greek Grill. Move-in ready for a brand takeover or a fresh new concept. The unit offers exceptional exposure in a highly desirable retail hub, surrounded by affluent demographics. All high-end leasehold improvements are included in the takeover (equipment is excluded). Please do not approach staff; all inquiries and private tours must be scheduled.