



MLS # A2308654

Calgary, Alberta



\$450,000

Division:	Calgary
Type:	Business
Bus. Type:	Fast Food, Food & Beverage, Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,850 sq.ft.
Zoning:	-

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

Inclusions: Asset List to be provided before closing

An exceptional opportunity to acquire a profitable, high-performing restaurant in the highly sought-after area of 17 Ave SW Calgary. This well-established business generates approximately \$1M in annual gross sales with net income exceeding \$165,000, offering strong and consistent returns. The restaurant features a popular menu focused on Italian cuisine, fresh pasta, gourmet pizzas, and casual upscale dining, attracting a loyal customer base and strong repeat business. The operation will transition into a franchise model, with a competitive structure of 5% royalty and 1% marketing fee, providing brand support while maintaining healthy margins. The business benefits from a proven track record, excellent Google rating, and a strong presence in one of Calgary's most vibrant and high-traffic locations. Comprehensive hands-on training will be provided to ensure a smooth transition. Ideal for an owner-operator or investor seeking a turnkey, cash-flowing business with growth potential. Confidentiality agreement required. PLEASE DO NOT APPROACH STAFF OR VISIT THE BUSINESS WITHOUT AN APPOINTMENT.