



111, 5401 Temple Drive NE
Calgary, Alberta

MLS # A2309069



\$115,000

Division:	Temple
Type:	Business
Bus. Type:	Pizza
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	Rio Pizza
Size:	875 sq.ft.
Zoning:	-

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

Inclusions: Equipment List - in Supplements

Prime business opportunity to own and grow. A well-established pizza business in a high-traffic NE Calgary location. Operating for over 41 years, this store benefits from a loyal customer base and strong neighborhood demand. The current owners have expanded the menu to include momos and air-fried wings, creating additional revenue streams and broadening customer appeal. The business operates from Tuesday to Sunday and is closed on Mondays. With limited hours of 3:00 p.m. to 9:00 p.m., there is significant potential to increase sales by extending hours or enhancing delivery and online presence. The store is already operating under a franchise-style model, and the downtown location pays this store a monthly fee of approximately \$200. Sale includes all equipment and fixtures for a turnkey transition. Address, base lease and operating costs, furnishings and fixtures and equipment list, and financials are available upon signing a brokerage non disclosure / confidentiality agreement.