



MLS # A2314464

Calgary, Alberta



\$449,900

Division:	Calgary
Type:	Retail
Bus. Type:	Fast Food,Food & Beverage ,Health Food,Pizza,Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,236 sq.ft.
Zoning:	-

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

Inclusions: List will be provided on offer stage.

Presenting an exceptional opportunity to acquire a highly profitable, fully turnkey Italian food franchise located in a premium, high-traffic area of Southeast Calgary. This pristine, newly established location offers a prospective buyer the rare chance to bypass the stress, delays, and high costs of a new build-out and step straight into a revenue-generating operation from day one. The premises feature a brand-new, modern interior design and are fully outfitted with high-end, state-of-the-art commercial restaurant equipment. Because this is a recent, high-quality build-out, everything from the inviting dining area to the pristine kitchen is in immaculate condition. All premium equipment is fully owned and included in the sale, ensuring a seamless and efficient transition for the new operator. Backed by a recognized franchise brand, this business benefits from established operational systems, comprehensive training, and built-in customer loyalty. It boasts a rapidly growing customer base and strong sales volume, meaning the business is already generating impressive, verifiable profits. Coupled with a highly favorable, long-term lease agreement in a booming, densely populated quadrant of the city, the new owner will enjoy excellent visibility, ample parking, and reliable overhead control for years to come. This is an ideal investment for both seasoned restaurateurs and aspiring entrepreneurs looking for a reliable venture with proven standard operating procedures, vendor relationships, and franchise marketing support already in place. Please note that out of respect for the business's ongoing operations, staff, and clientele, the exact address and detailed financial statements will be disclosed only to qualified buyers upon the execution of a Non-Disclosure Agreement.