



GRASSROOTS
REALTY GROUP

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14, 252 Aviation Boulevard NE
Calgary, Alberta

MLS # A2316155



\$349,000

Division: Skyline East

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 4,243 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Seller will provide equipment list

This prime commercial restaurant opportunity is situated at the high-traffic intersection of Deerfoot Trail and McKnight Boulevard within the bustling Aviation Crossing Plaza, providing exceptional visibility and accessibility for your future business. Currently operating as a well-maintained Ricky's All Day Grill, the space showcases a professional, turn-key layout with modern interior finishes and an inviting atmosphere that has already established a positive presence in the community. This is an asset-sale-only acquisition, offering a seamless transition for operators who want to hit the ground running with an existing 165-seat interior capacity and an expansive 79-seat patio for warm-weather service. Because this is an asset-based transaction, the facility offers incredible flexibility; while you benefit from the established infrastructure of the current brand, the space is fully available for you to implement your own vision, concept, and branding, subject to landlord approval.