



**1252 17 Avenue SW
Calgary, Alberta**

MLS # A2321901



\$189,900

Division:	Beltline
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,238 sq.ft.
Zoning:	-

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	n/a

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Exceptional opportunity to acquire a fully built-out Quick Service Restaurant in the heart of Calgary's vibrant 17th Avenue SW corridor. This is an asset sale only and financial statements are not available. The premises feature approximately 1,238 sq.ft. of professionally developed space with an estimated \$400,000+ invested in leasehold improvements, offering tremendous value for an owner-operator or experienced restaurant. The restaurant is equipped with a commercial kitchen, including a professionally installed hood fan system and essential restaurant infrastructure already in place. A turnkey opportunity that allows a new operator to step in and begin operations with minimal additional investment. High-exposure location with strong pedestrian traffic, excellent visibility, and established commercial surroundings. Ideal for a variety of restaurant concepts, including Asian cuisine, noodle house, rice bowl concepts, takeout, dine-in, or specialty food service operations. Rare opportunity to secure a premium restaurant space with significant build-out costs already completed. Interested buyers are encouraged to contact the listing agent for additional details and to arrange a private viewing. Opportunities like this in one of Calgary's most sought-after commercial corridors are rarely available