



**GRASSROOTS**

REALTY GROUP

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**3M, 601 17 Avenue SW  
Calgary, Alberta**

**MLS # A2325420**



**\$395,000**

<b>Division:</b>	Beltline
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,022 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	NA

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	-
<b>Lot Feat:</b>	-

Exceptional opportunity to acquire this turnkey modern burger restaurant located in the highly desirable 17 Avenue SW corridor in Calgary. The restaurant offers a contemporary interior, strong street presence, and a fully equipped commercial kitchen setup. Located in a high traffic area surrounded by residential density, retail, nightlife, and commercial activity, Ideal for owner-operators, restaurateurs in a prime urban location. Seller request - Please do not approach staff directly. Business Name Is Not Included in The Sale. Showings by appointment only, please contact your Realtor.