



GRASSROOTS
REALTY GROUP

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8413 Elbow Drive SW
Calgary, Alberta

MLS # A2331634



\$328,000

Division: Haysboro

Type: Retail

Bus. Type: Restaurant

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,683 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: EQUIPMENT LIST FOR REVIEW WITH CS OFFER

Excellent Restaurant Opportunity in a High-Traffic SW Calgary Location! Located at the busy intersection of Elbow Drive SW and Heritage Drive SW, this well-positioned 1,683 sq. ft. restaurant offers an outstanding opportunity for an owner-operator or entrepreneur looking to establish or expand their business. The restaurant features seating for approximately 50 guests, a fully equipped commercial kitchen, and ample on-site customer parking within a busy strip mall that benefits from strong daily traffic and excellent visibility. The landlord is open to a menu change, subject to approval, providing flexibility to bring your own concept to this established location. This space is ideally suited for a smaller restaurant, cafe, takeout concept, or specialty food business serving the surrounding communities of Kingsland and Haysboro. Don't miss this affordable opportunity to own a restaurant in a well-established and thriving southwest Calgary location. ALL SHOWINGS ARE TO BE WITH A AGENT, PLEASE DO NOT GO DIRECT!