



**GRASSROOTS**  
REALTY GROUP

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120, 11808 24 Street SW  
Calgary, Alberta

MLS # A2334888



**\$1,100,000**

Division: Woodlands

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,505 sq.ft.

Zoning: C-N2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Please call the listing realtor.

Rare opportunity to own a prime commercial property in a well-established, high-traffic community in Calgary's South-West. The property is currently occupied by a successful restaurant leased for five plus five, offering investors the potential for stable rental income in a desirable retail plaza. The approximately 1,500+ sq. ft. unit benefits from exclusive restaurant rights within the plaza, making it a highly attractive location for food service operations. The mature surrounding neighbourhood provides a strong customer base and consistent local traffic, enhancing the long-term value of the property. Whether you're looking to expand your commercial real estate portfolio or secure a quality investment in a sought-after location, this property offers excellent income potential and long-term appreciation. A fantastic opportunity for investors seeking a well-located commercial asset with strong future potential.