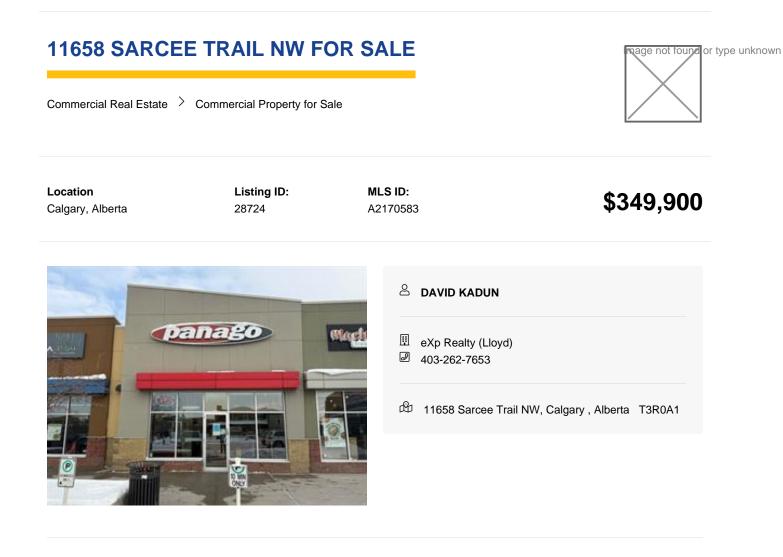


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| Transaction Type        | Days On Market         | Zoning         |
|-------------------------|------------------------|----------------|
| For Sale                | 114                    | С              |
| Subdivision             | Year Built             | Structure Type |
| Sherwood                | 2008                   | Mixed Use      |
| Property Type           | Property Sub Type      | Legal Plan     |
| Commercial              | Business               | 0512336        |
| Building Area (Sq. Ft.) | Building Area (Sq. M.) | Inclusions     |
| 1219.00                 | 113.25                 | N/A            |
| Restrictions            | Reports                |                |
| None Known              | None                   |                |

This well-established pizza restaurant franchise in northern Calgary presents an exceptional opportunity for prospective buyers. With 16 years of successful operation in a high-traffic shopping center, it stands as the only pizza restaurant in the plaza, ensuring a steady flow of loyal customers. Boasting high sales volume, driven by a robust delivery service catering to a large customer base daily, this business is a proven success. Its prime location offers significant foot traffic and visibility, making it a popular choice for both dine-in and takeout patrons. As part of a reputable franchise, the restaurant benefits from strong brand recognition and customer loyalty, cultivated over its long-standing presence in the community. With growing demand for quick-service dining and take out, there is ample opportunity for further growth and expansion, particularly in delivery services. This is a perfect chance to invest in a thriving business within Calgary's dynamic food scene, offering a solid foundation and a promising future.

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