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## 2741 17 AVENUE SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta

**Listing ID:**  
34432

**MLS ID:**  
A2293443

**\$230,000**



 **ANTHONY AU**  
 (403) 903-6123

 KPLI Real Estate Corporation  
 403-554-8453

 2741 17 Avenue SW, Calgary , Alberta T3E 6K8

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 4	<b>Lease Amount</b> 4100.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Shaganappi	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Building Area (Sq. Ft.)</b> 1000.00
<b>Building Area (Sq. M.)</b> 92.90	<b>Inclusions</b> Equipment List will be provided upon signing the NDA.	<b>Restrictions</b> Call Lister, Landlord Approval

#### Reports

Chattel/Equipment, Information  
Package, Internal Use  
Statements, Leases

Excellent opportunity to acquire a fully operational restaurant business located on 17th Avenue SW, a well-known busy road and vibrant neighbourhood in Southwest Calgary. Ideally situated near the Beltline, Glendale, and Bankview areas and surrounded by multiple schools, the location benefits from strong daytime and evening traffic, excellent visibility, and a dense residential and commercial customer base. The premises offer approximately 1,000 sq. ft. of efficiently designed space, suitable for dine-in, takeout, catering, and delivery operations. The layout is adaptable and suitable for most franchise concepts. A pizza oven is in place, providing flexibility for, ghost kitchen, and delivery-based businesses. Attractive monthly rent of approximately \$4,100, with the lease in place until November 2028, with one option to renew for an additional five (5) years, . \*\*\* Business Asset Sale only - Real estate is not included\*\*\*

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