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## FULLY BUILT-OUT ITALIAN RESTAURANT AT AN UNBEATABLE ENTRY PRICE LOCATED IN 14ST NW OF CALGARY...



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
34727


**MLS ID:**  
A2298919

**\$149,900**



 **KAMAL JAIN**  
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 403-547-4102

 Calgary , Alberta

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 2	<b>Lease Amount</b> 6500.00
<b>Lease Frequency</b> Monthly	<b>Building Type</b> High Rise	<b>Year Built</b> 2007
<b>Structure Type</b> High Rise (5 stories)	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Building Area (Sq. Ft.)</b> 10000.00	<b>Building Area (Sq. M.)</b> 929.02	<b>Inclusions</b> List of equipment to follow
<b>Restrictions</b> Landlord Approval	<b>Reports</b> Call Lister, Chattel/Equipment, Formal Lease	

fully built-out Italian restaurant at an unbeatable entry price located in 14st NW of Calgary (Nearby SAIT). Positioned in a high-density residential area, this business benefits from consistent foot traffic, strong neighborhood visibility, and a built-in local customer base. This turnkey operation is ideal for an owner-operator or investor looking to step into the food and beverage space with minimal startup costs. The space is professionally designed and equipped to support dine-in, takeout, and delivery service, offering immediate revenue potential from day one. The menu concept is centered around Italian cuisine, featuring a mix of classic dishes, quick-service items, and high-margin offerings that appeal to a wide customer demographic. With its strategic location surrounded by residential units and daily foot traffic, the business is well-positioned for continued growth through expanded hours, online delivery platforms, and targeted local marketing. Key Highlights: -1,559 sqft -Turnkey Italian restaurant concept -High-density residential location -Strong visibility and consistent foot traffic -Fully built-out kitchen and dining space -Opportunity to increase revenue through delivery and catering -Low entry price for the Calgary market -Close to SAIT and AUArts -FREE: Gas and heat

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