



**Blackstone**  
Commercial Real Estate Services Inc.

# For Sale

Centre Street North | Calgary AB

**Business Assets / Pizza Takeout Restaurant**



## Centre Street Pizza Takeout, Calgary AB

Well Located Turnkey Pizza Takeout Restaurant

### PROPERTY DETAILS

- Established in Tuxedo Park for 20 years
- Great Centre Street Location
- Easy access to public transportation
- Convenient commutes and connections just off 16th Ave and Centre Street NW
- Servicing the communities of Renfrew, Crescent Heights, Rosedale, Winston Heights, Mount Pleasant, Tuxedo Park & Highland Park

|              |   |
|--------------|---|
| Unit Size    | <b>Unit A: 1,348 SF</b>   |
| Asking Price | <b>\$260,000.00</b>   |
| District     | <b>Tuxedo Park</b>  |
| Current Rate | <b>\$33 PSF + Op Costs + Utilities</b>                            |
| Lease        | <b>Lease Term Remaining 5 yrs<br/>Options: 3 - 5yr Extensions</b> |
| Zoning       | <b>C-N2</b>   |
| Parking      | <b>Surface, paved</b>   |



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## Monthly Expenses

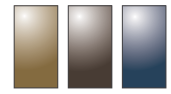
|   |                    |
|---|--------------------|
| Rent Payment  | \$ 3,707.00        |
| Signage   | \$ 140.00          |
| Parking   | \$ 80.00           |
| Your monthly share of Common Area Costs                       | \$ 2,087.39        |
| GST   | \$ 244.39          |
| <b>Total monthly rent payment<br/>for Jan 1-July 31, 2025</b> | <b>\$ 6,258.77</b> |
| Utilities (Est.)  | \$ 1,200.00        |



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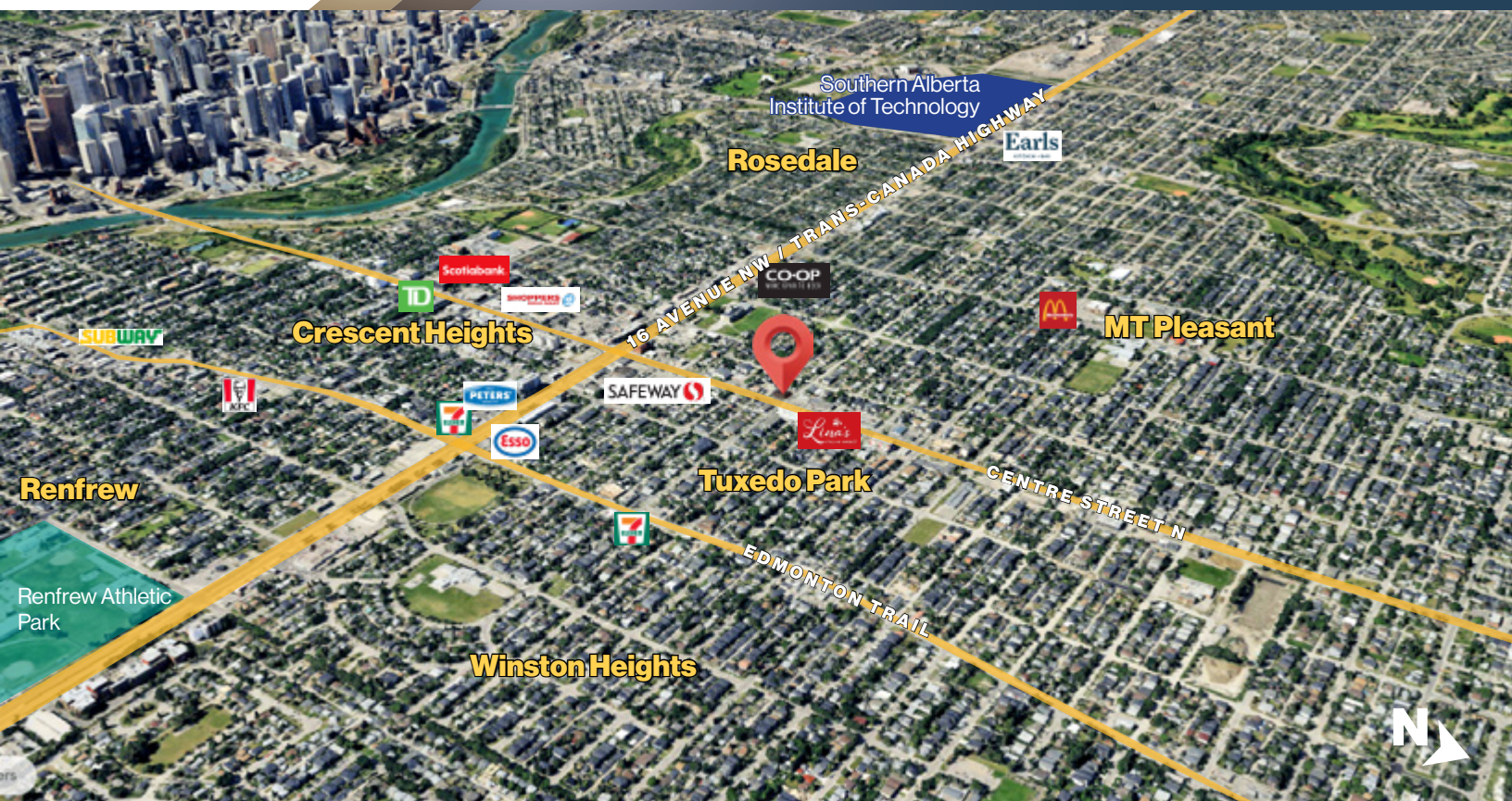


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**NEIGHBORHOOD**  
Tuexdo Park



**POPULATION**  
84,732



**MEDIAN AGE**  
38.9



**HOUSEHOLD INCOME**  
\$77,922



**TRAFFIC COUNT**  
10,000 VPD | Centre ST & 20 Ave N  
52,000 VPD | Centre ST & 16 Ave N



**BlackstoneCommercial.com**

For more information, please contact one of our associates.

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