

Blackstone

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



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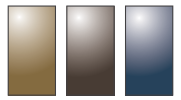
Unit A210
9705 Horton Road SW
Calgary, Alberta T2V 2X5
P 403.214.2344

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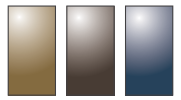
Monthly Expenses

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

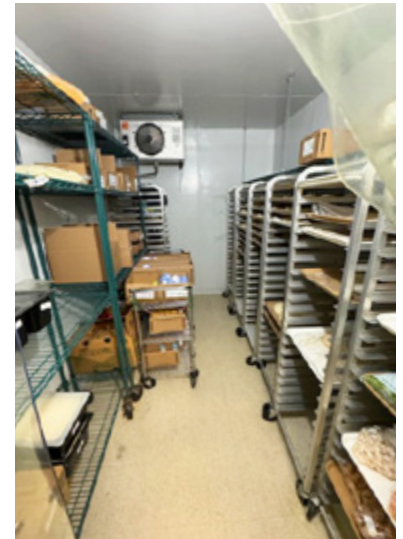
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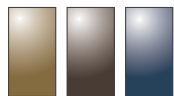
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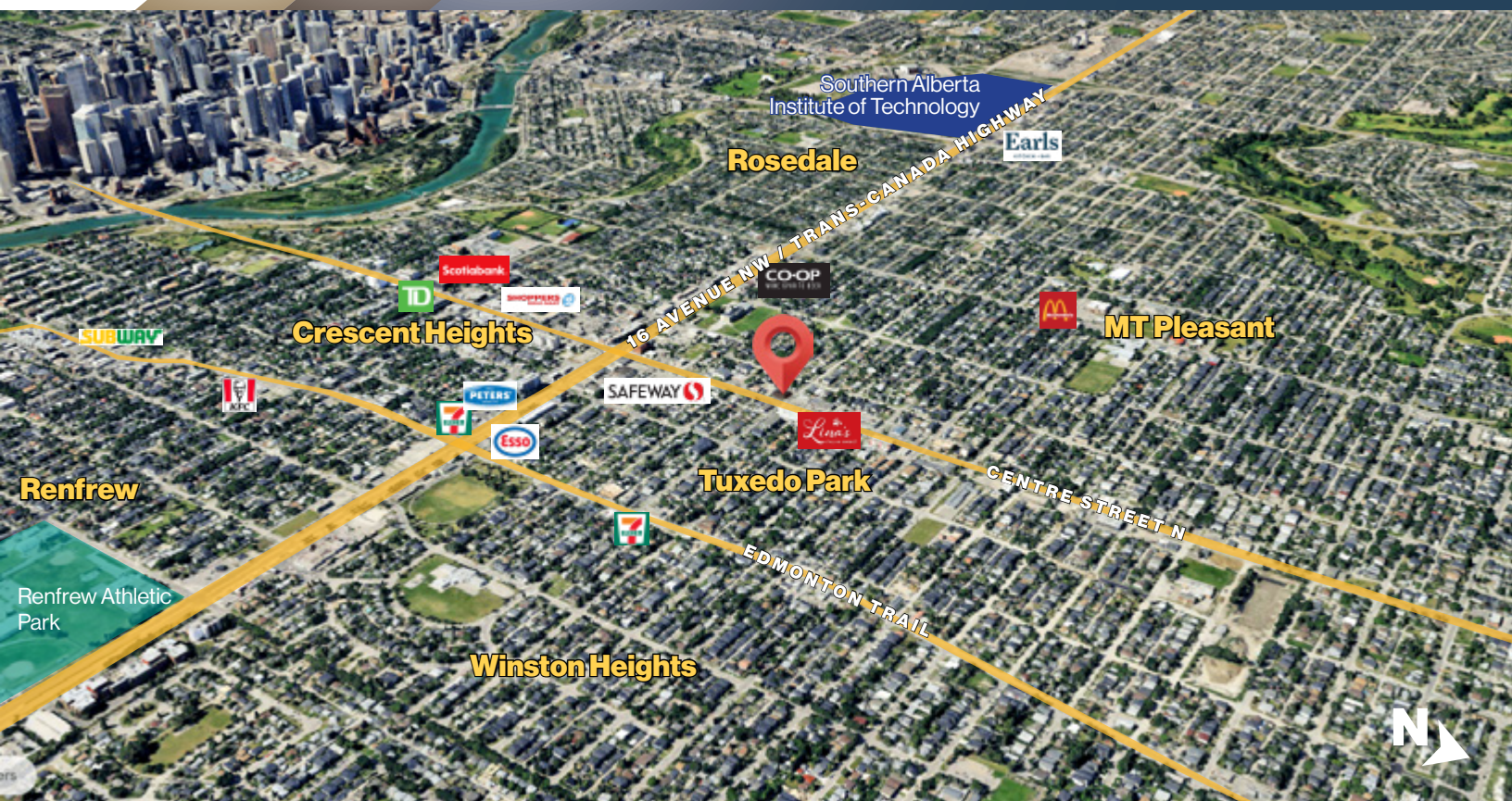


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NEIGHBORHOOD
Tuxedo Park



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



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For more information, please contact one of our associates.

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