

**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	<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 Options: 3 - 5yr Extensions</b>
Zoning	<b>C-N2</b>
Parking	<b>Surface, paved</b>



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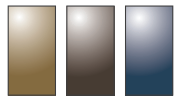
Unit A210  
9705 Horton Road SW  
Calgary, Alberta T2V 2X5  
P 403.214.2344

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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
<b>Total monthly rent payment for Jan 1-July 31, 2025</b>	<b>\$</b>	<b>6,258.77</b>
Utilities (Est.)	\$	1,200.00

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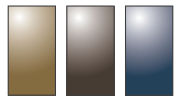
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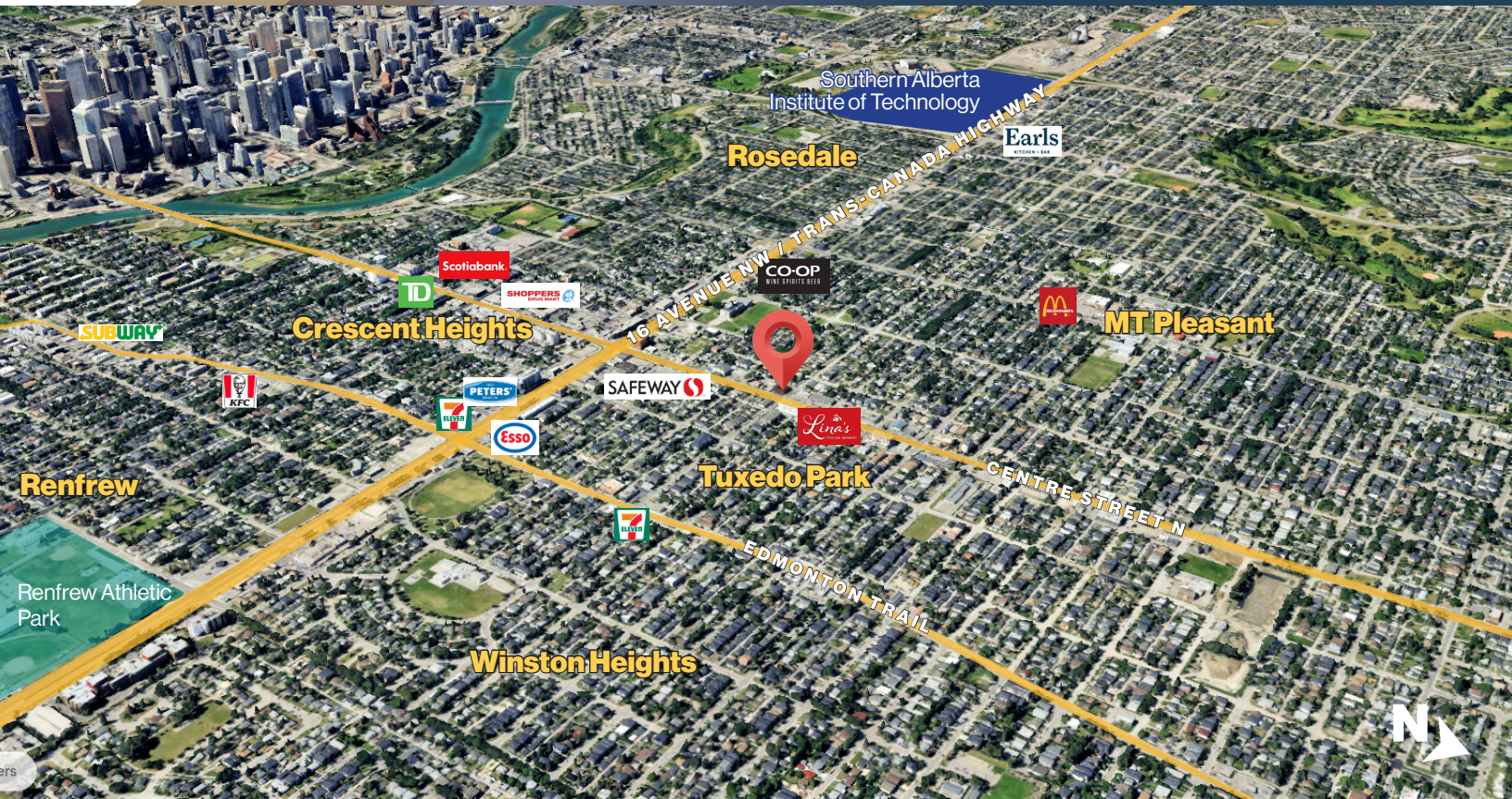
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 **NEIGHBORHOOD**  
Tuxedo Park

 **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



[BlackstoneCommercial.com](https://BlackstoneCommercial.com)

For more information, please contact one of our associates.

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