

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	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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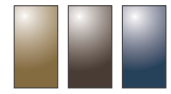
Monthly Expenses

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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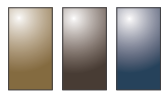
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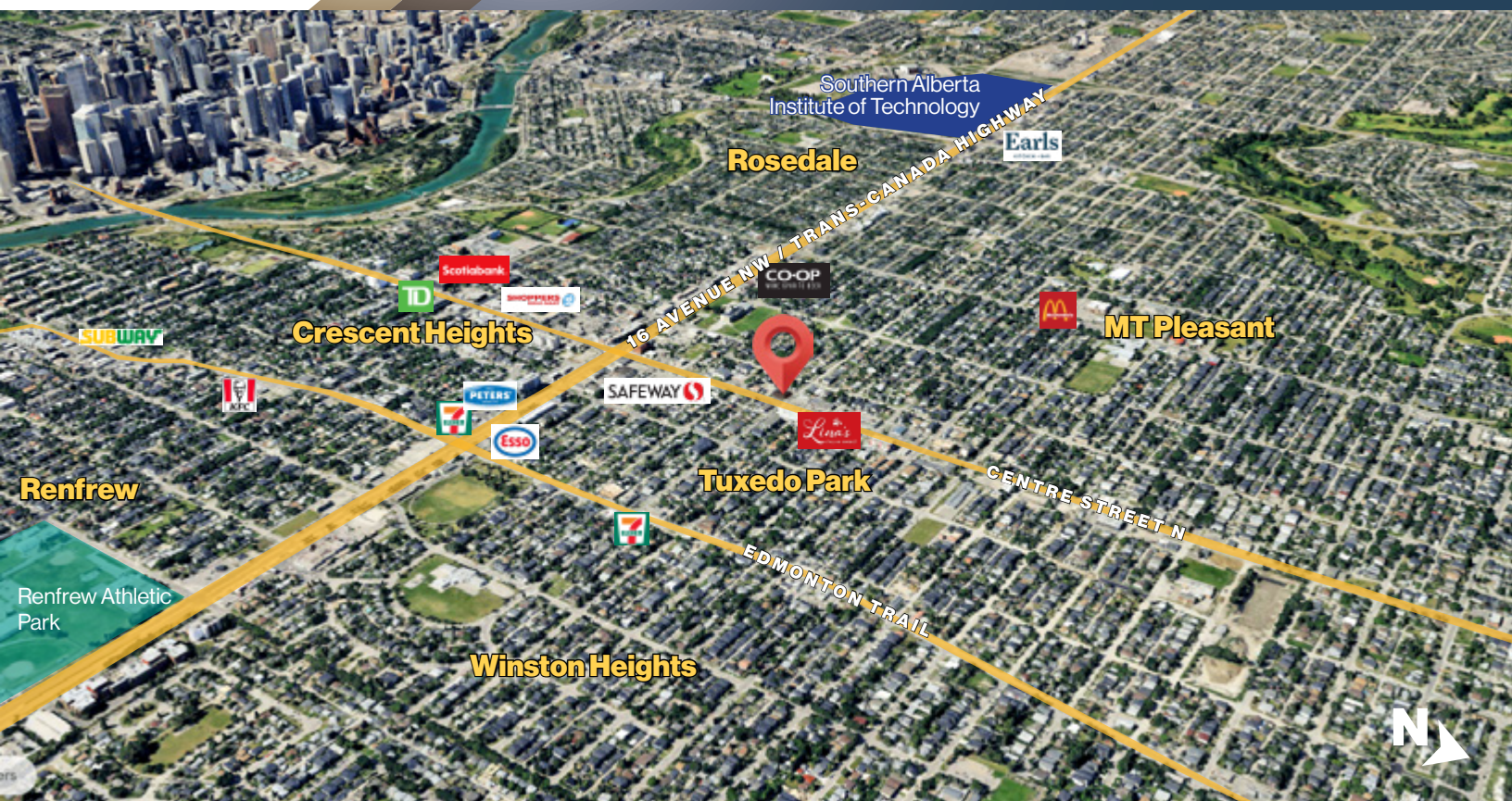


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NEIGHBORHOOD
Tuxedo Park



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



BlackstoneCommercial.com

For more information, please contact one of our associates.

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