



643 Shawcliffe Gate SW, Calgary AB

Turnkey Pizza Takeout Restaurant

PROPERTY DETAILS

Asking Price	\$175,000
Unit Size	732± SF
Lease Term	Expires November 30, 2027
Options	1 x 5 year Option to Renew
Current Rent	\$1,982.50/month
Op Costs	\$10.00 PSF (Est. 2025)
Zoning	C-N2

- Established Shawnessy Pizza Takeout restaurant.
- Prime Location – High-traffic just off Shawnessy Blvd (15,000+ vehicles/day) and a short walk from Shawnessy CTrain Station.
- Loyal Customer Base – Serving Shawnessy, Evergreen, Millrise, Midnapore, Shawnee, Somerset and Bridlewood.
- Strong Local Market – 70,000 residents within a 3km radius.
- Turnkey Operation – Well-equipped and ready for new ownership.



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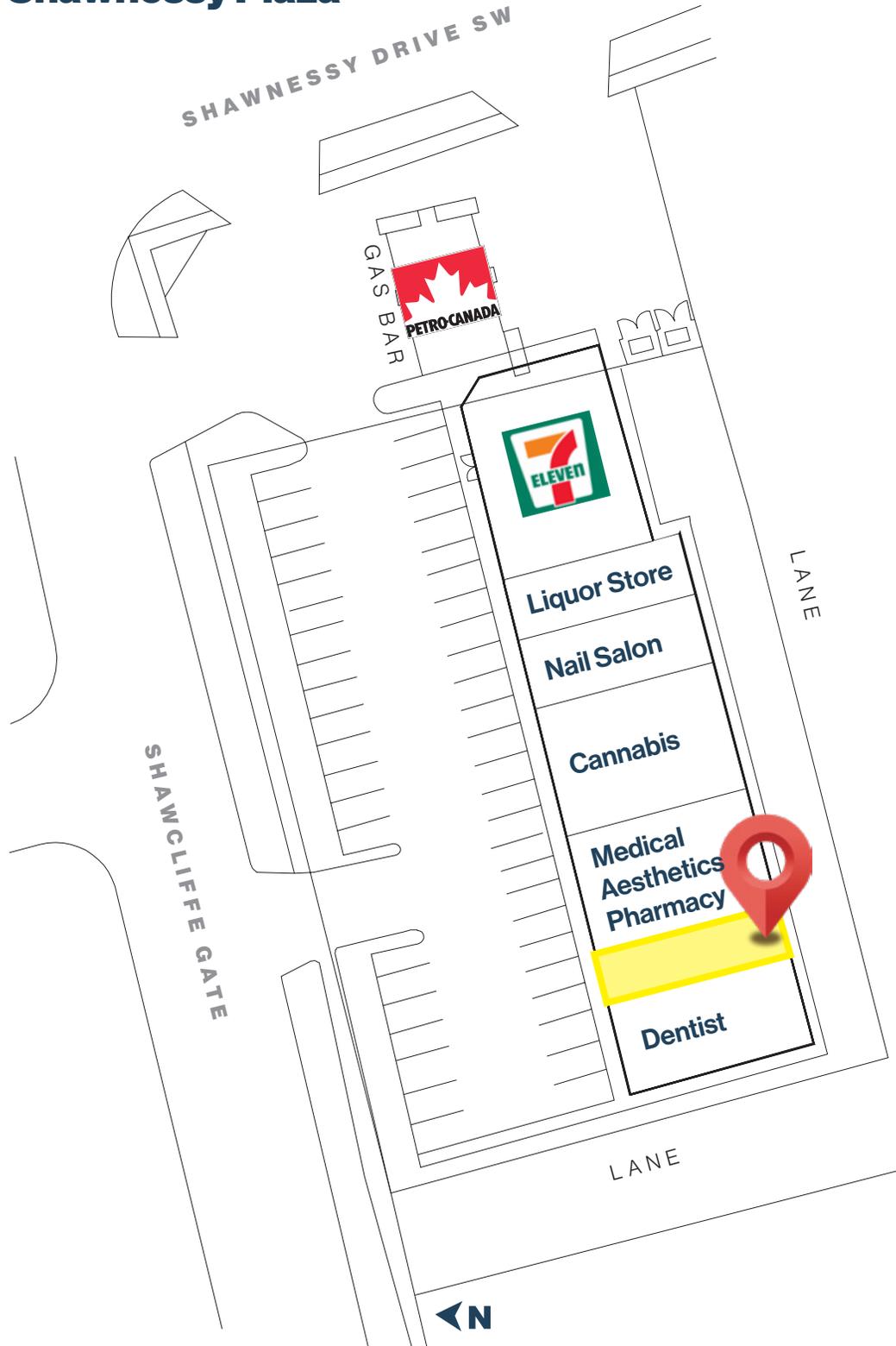
Business Assets For Sale

643 Shawcliffe Gate SW | Calgary, Alberta

Established Shawnessy Pizza Takeout Restaurant



Shawnessy Plaza



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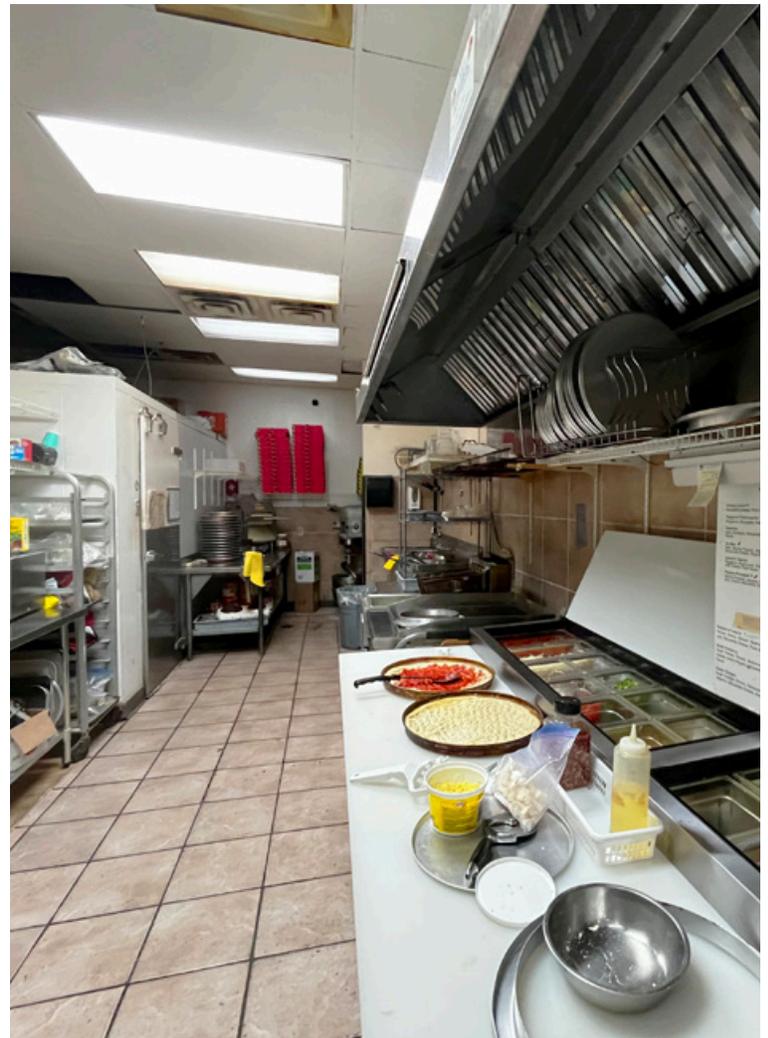


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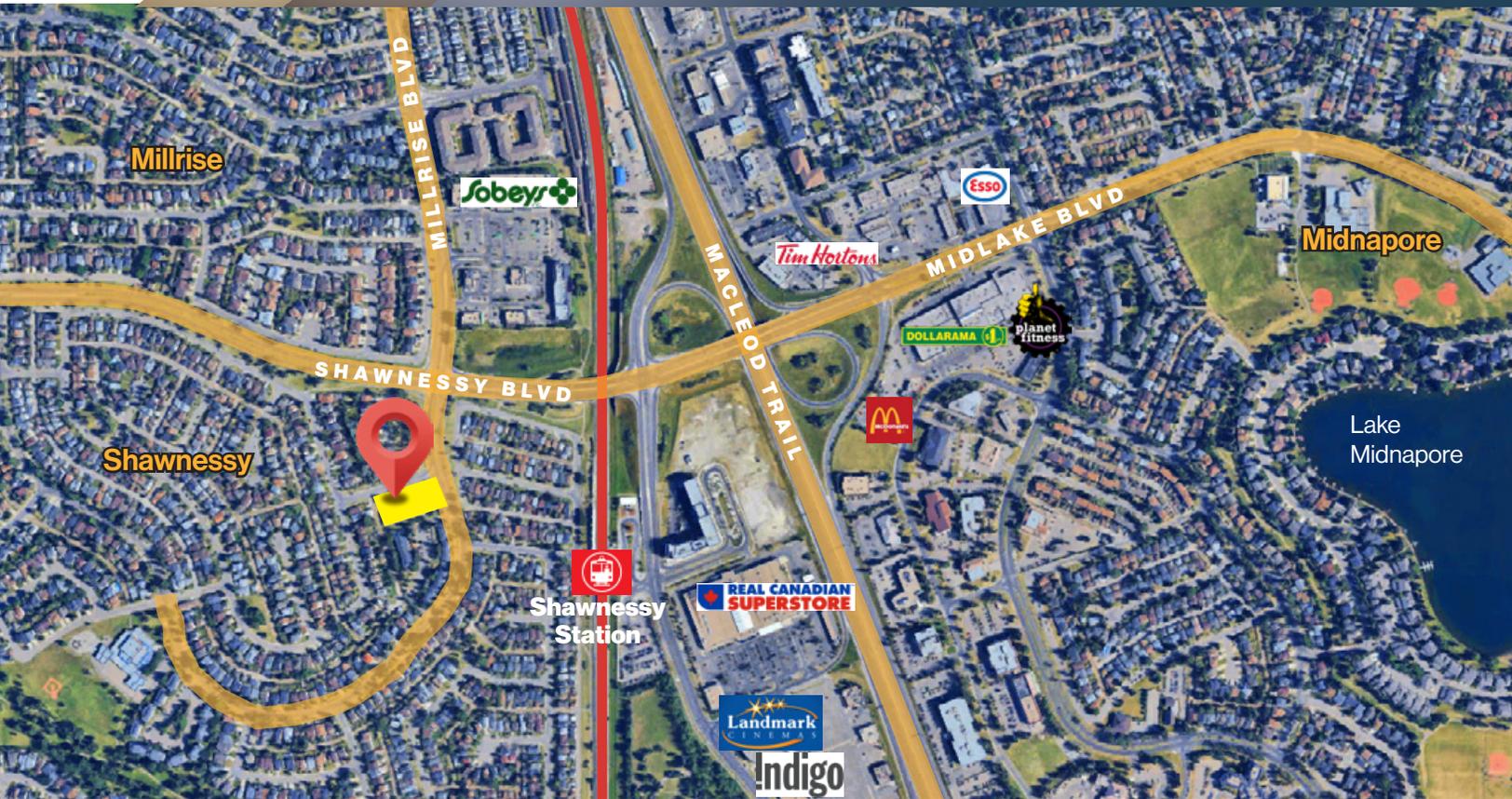


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Business Assets For Sale

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Established Shawnessy Pizza Takeout Restaurant



NEIGHBORHOOD
Shawnessy



POPULATION 5KM
71,255



MEDIAN AGE
40.3



HOUSEHOLD INCOME
\$100,324



TRAFFIC COUNT

14,000 VPD | Millrise Blvd & Shawnessy Blvd
17,000 VPD | Macleod Tr & Shawnessy Blvd



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For more information, please contact one of our associates.

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