



Blackstone
Commercial Real Estate Services Inc.

Business Assets For Sale

1986 Kensington Rd NW | Calgary, Alberta

High-Exposure Kensington Road Pizzeria Opportunity



1986 Kensington Rd NW, Calgary AB

Turnkey Pizza Operation Positioned Between Kensington & Crowchild Trail

PROPERTY DETAILS

Size	952 SF
Asking Price	\$110,000
Net Rate	\$28 PSF + Op Costs + Utilities
Lease	Expires: May 31, 2030
Parking	Ample Surface
Community	West Hillhurst
Built	1990
Construction	Masonry
Zoning	CC

- Authentic Greek Pizza Tradition with recipes passed down for two generations.
- Prime Inner-City Location at 1986 Kensington Rd NW with strong daily visibility.
- Established Customer Base across affluent NW communities including Hillhurst, Westmount, and Parkdale.
- High Traffic Exposure with approx. 10,000 VPD on Kensington Road and 100,000+ VPD on Crowchild Trail.
- Surrounded by High-Density Residential with numerous existing and newly built condominiums in the immediate area.
- Strategic Positioning between vibrant Kensington Village and one of Calgary's busiest corridors.
- Turnkey Operation offering a strong foundation with loyal clientele and proven recipes.



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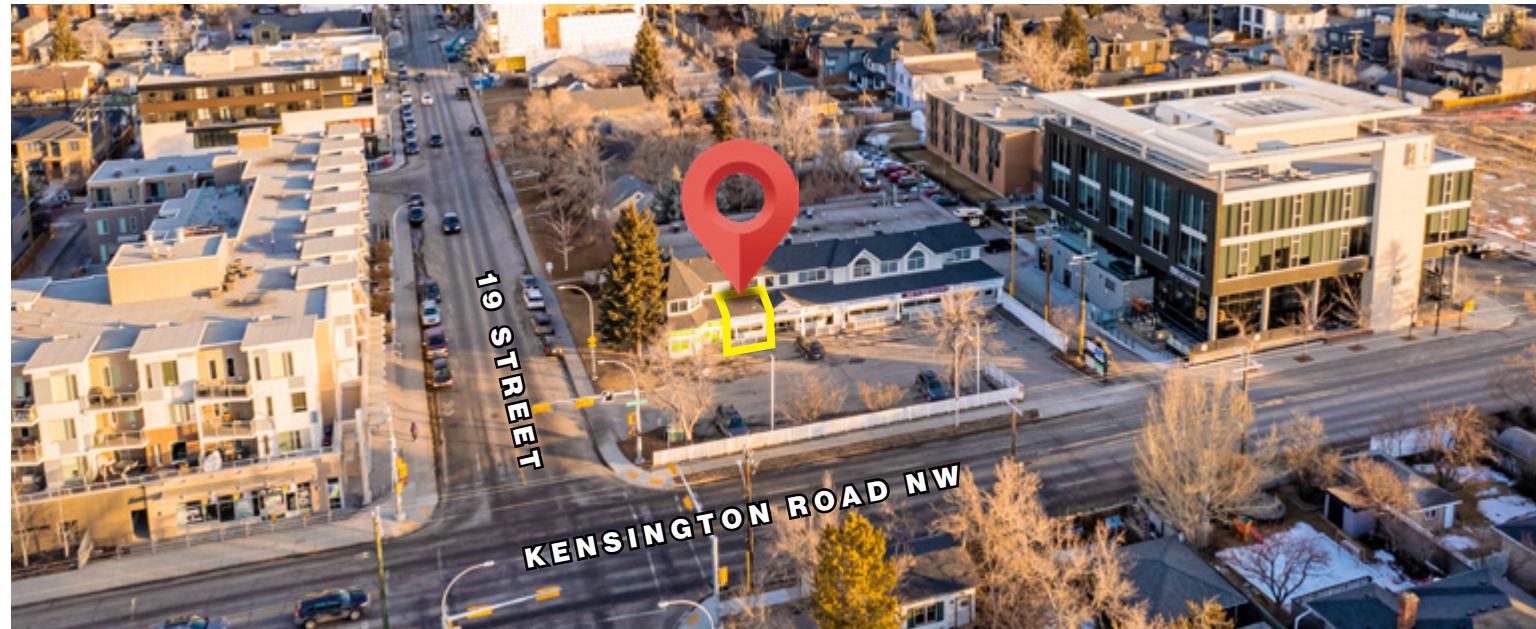
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Prep & Box



Dough Machine



Assembly + Oven



Deli Slicer + Sink

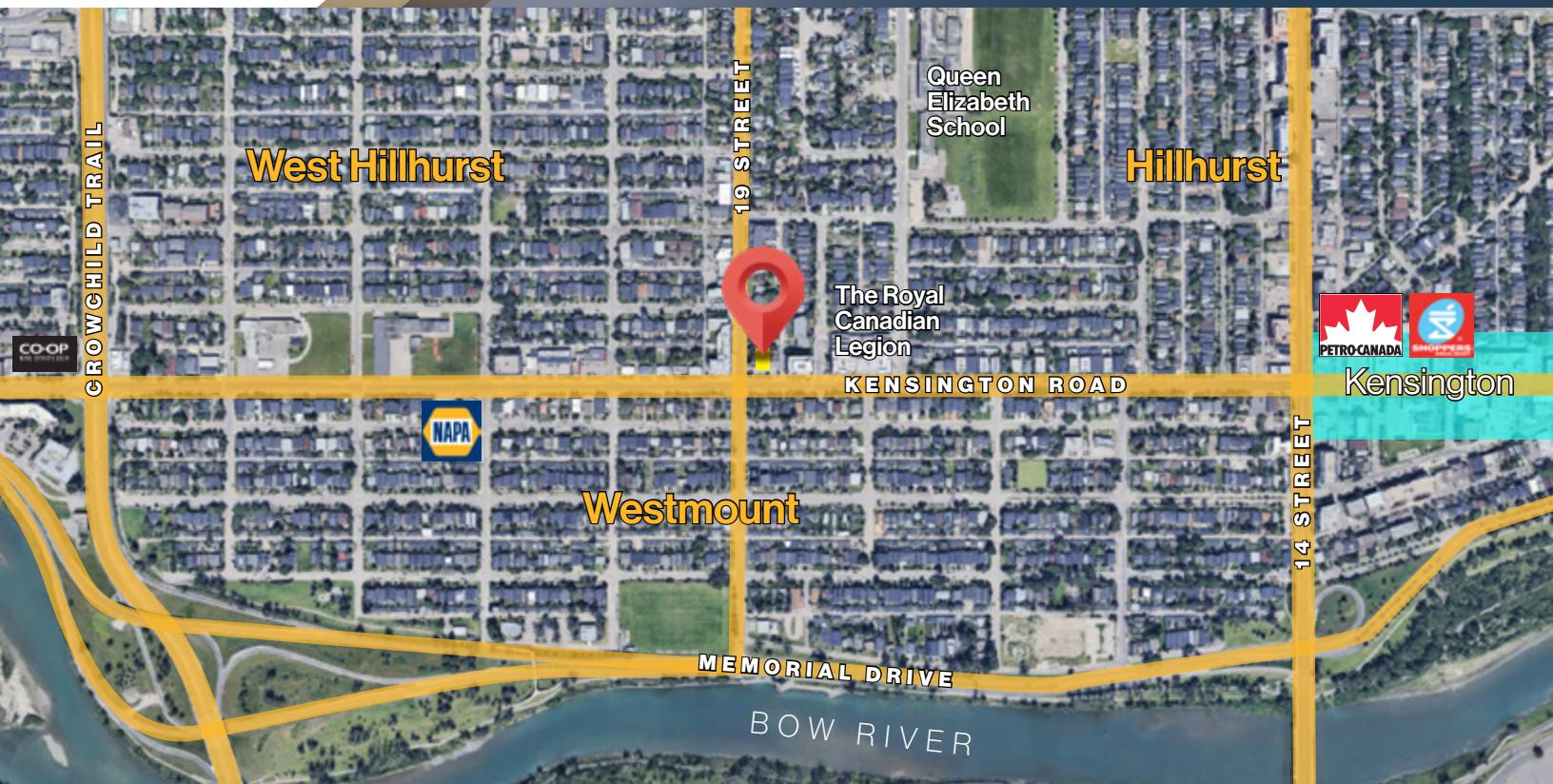


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NEIGHBORHOOD
Hillhurst

POPULATION
115,465

MEDIAN AGE
37.7

HOUSEHOLD INCOME
\$80,509

TRAFFIC COUNT
10,000 VPD | Kensington Rd & 20 Street NW
40,000 VPD | Kensington Rd & 14 Street NW



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For more information, please contact one of our associates.

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