



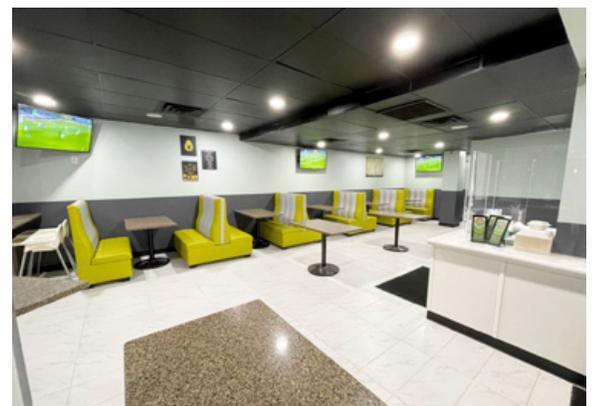
## 1512 14 Street SW, Calgary AB

Established Inner-City Restaurant Opportunity

### PROPERTY DETAILS

<b>Size</b>	1,765 SF
<b>Asking Price</b>	\$60,000
<b>New Lease Rate</b>	\$40.00 PSF
<b>Term</b>	5 years
<b>Op Costs</b>	\$7.50 PSF
<b>Property Taxes</b>	\$9.90 PSF
<b>Parking</b>	8 Surface Stalls
<b>Community</b>	Beltline
<b>Built</b>	1905
<b>Construction</b>	Masonry
<b>Zoning</b>	CC-COR

- **Established Local Restaurant** – Serving the community for 20+ years with a loyal customer base.
- **Prime Inner-City Location** – Just off 17 Avenue SW capturing strong pedestrian and vehicle traffic.
- **High-Exposure Area** – 14 Street SW, a major north–south commuter route.
- **Dense Urban Trade Area** – Serves the surrounding communities of Lower Mount Royal, Sunalta, Beltline, and Bankview.
- **Pedestrian-Friendly Location** – Positioned in one of Calgary’s most walkable inner-city neighbourhoods.
- **Transit Accessible** – Easy access to multiple Calgary public transit routes.
- **Standalone Building** – Single-storey structure providing operational flexibility.



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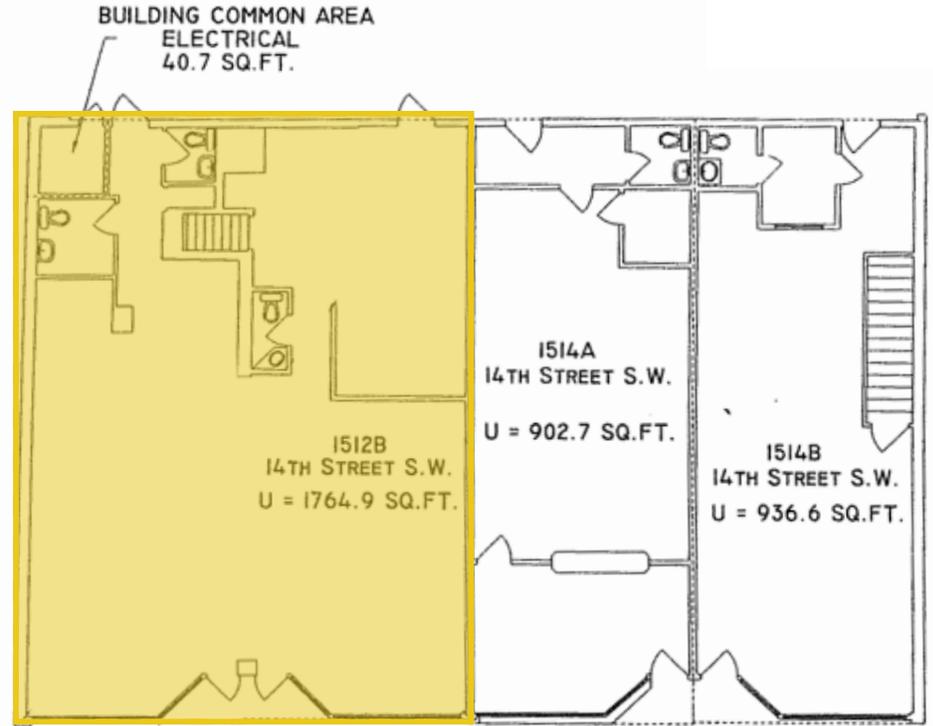
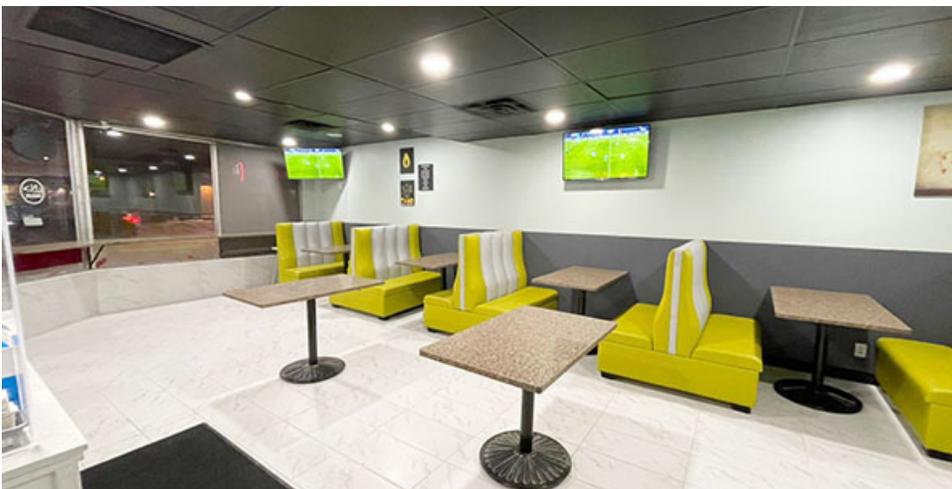
# For Sale Business Assets

1512 14 Street SW | Calgary, Alberta

Shawarma Knight



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**NEIGHBORHOOD**  
Beltline

**POPULATION**  
3KM  
126,786

**MEDIAN AGE**  
37.9

**HOUSEHOLD INCOME**  
\$83,624

**TRAFFIC COUNT**  
25,000 VPD | 14 ST & 16 Ave SW  
17,000 VPD | 12 ST & 17 Ave SW



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

For more information, please contact one of our associates.

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