



**643 Shawcliffe Gate SW, Calgary, Alberta - \$130,000**



Main Photo

## Property Description

Turnkey Pizza Takeout Restaurant \*Asset Sale Only\* Prime SW Calgary Location. A great opportunity to acquire the business assets of this established pizza takeout located at 643 Shawcliffe Gate SW, Calgary. This is an asset sale only — no brand included — perfect for those looking to bring their own concept to a proven location. This fully fixtured 732 sq. ft. (more or less) space is currently leased at \$1,982.50 per month and estimated operating costs of \$10 per square foot (2025 estimate). The existing lease is secured until November 2027 and includes a five-year renewal option, offering stability for the new operator. Positioned in a busy commercial area just off Shawnessy Blvd, close proximity to the Shawnessy CTrain Station, this spot offers excellent visibility and access to a high-density residential market. Fully fixtured and ready for a new operator — ideal for takeout, delivery, or your own pizza concept. Book your Showing Today! **\*\*PLEASE DO NOT APPROACH STAFF OR VISIT BUSINESS WITHOUT SCHEDULING AN APPOINTMENT\*\***



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