

PRICE ADJUSTMENT



High-Exposure Pizza Takeout, Calgary AB

High Quality End-Cap Location with Built-In Customer Base

PROPERTY DETAILS

Unit Size	Unit A: 1,348 SF
Asking Price	\$260,000.00 \$239,000
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

- **20-Year Established Brand** with a loyal, repeat customer base in Tuxedo Park
- **Prime High-Exposure End-Cap Location** at a busy North Central intersection
- **Excellent Visibility & Signage Opportunities** to capture strong drive-by traffic
- **Dedicated On-Site Parking** for seamless customer pickup and delivery operations
- **Transit-Accessible** Location with convenient access to major bus routes
- **Strong Trade Area** Coverage serving Renfrew, Crescent Heights, Rosedale, Winston Heights, Mount Pleasant, Tuxedo Park & Highland Park
- **Turnkey Takeout Operation** — well-managed, efficient, and ready for continued success



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For Sale Business Assets

Centre Street North | Calgary AB

High-Visibility Location Backing a 20-Year Operation

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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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Business Assets / Pizza Takeout Restaurant

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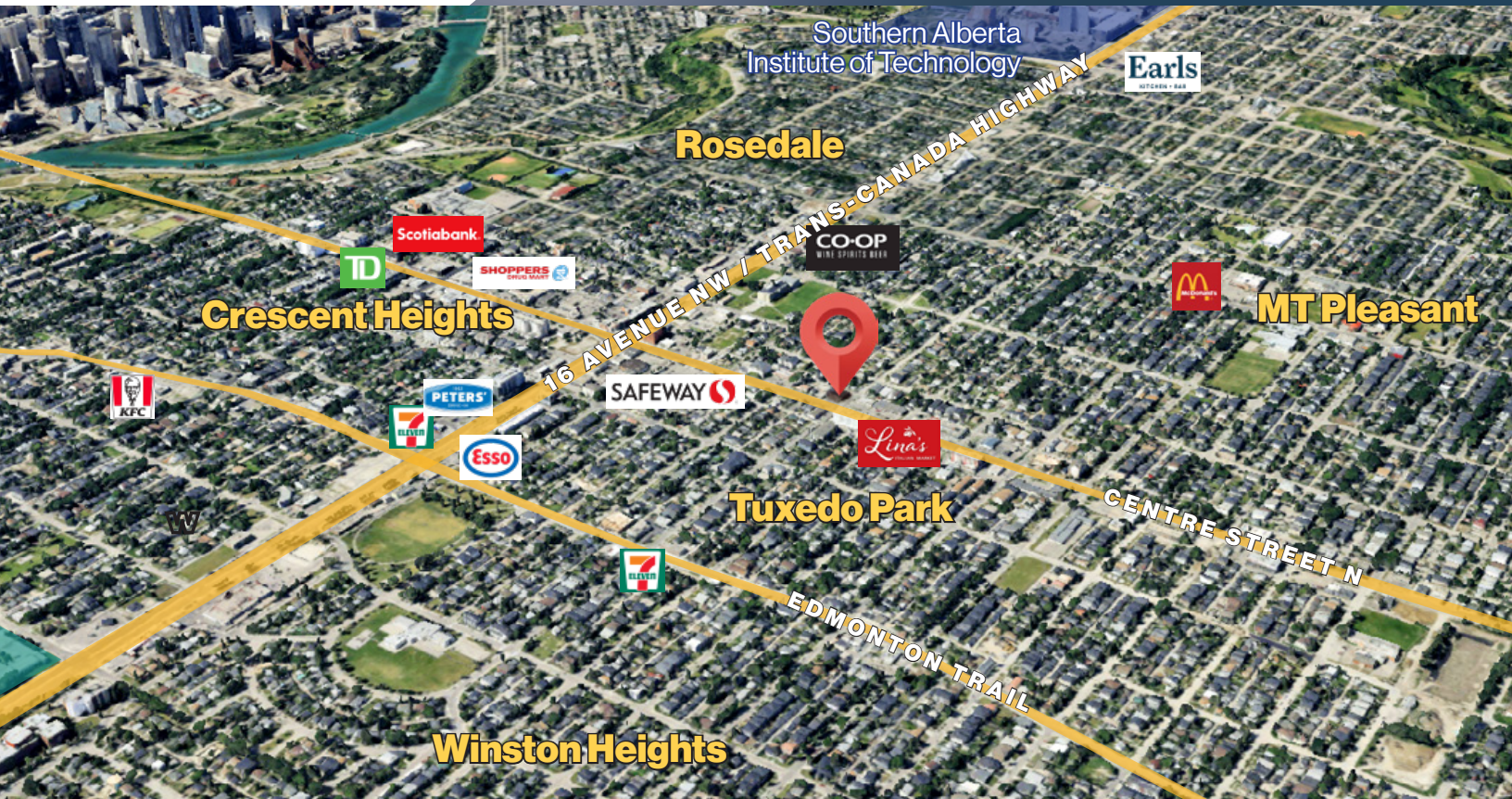
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NEIGHBORHOOD
Tuxedo Park



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



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