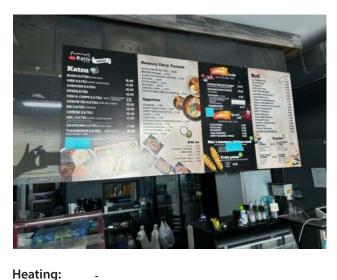


780-380-6207 meghan@meghanrobinson.net

## 2826 Morley Trail NW Calgary, Alberta

MLS # A2211894



\$95,000

Lot Size:

Lot Feat:

Division:	Banti Irali	
Type:	Business	
Bus. Type:	-	
Sale/Lease:	For Lease	
Bldg. Name:	-	
Bus. Name:	-	
Size:	1,267 sq.ft.	
Zoning:	-	
	Addl. Cost:	-
	Based on Year:	-
	Utilities:	-
	Parking:	-

Inclusions: None

Floors:
Roof:
Exterior:

Water:

Sewer:

A prime location directly across from the high school, operating Monday to Friday from 11:30 a.m. to 7 p.m. with a single shift. Previously a pizza and convenience store, this business has a low monthly rent of \$2,330 and is easy to run, making it ideal for a family business. The space includes a 6' canopy, walk-in freezer, and fryers. There's potential to boost sales by adding convenience items. Lots of growth potential! A food processing facility combined with a pick-up and delivery service offers great potential for profitability.