

# \$130,000 - 643 Shawcliffe Gate Sw, Calgary

MLS® #A2240035

**\$130,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

South Calgary, Calgary, Alberta

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\*\***

Built in 1990

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2240035  |
| Price  | \$130,000 |



|            |            |
|------------|------------|
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1990       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 643 Shawcliffe Gate Sw |
| Subdivision | South Calgary          |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Y 1W1                |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 90              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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