

# \$145,999 - 643 Shawcliffe Gate Sw, Calgary

MLS® #A2240035

**\$145,999**

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 â€” no brand included â€” 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 â€” 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	\$145,999



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	4

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.