

**BELTLINE
TURNKEY RESTAURANT
FOR SALE**

**1239 11th Avenue SW
Calgary**

3,313 sf



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

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LOCAL
EXPERTISE
MATTERS

STRONG VISIBILITY AND STREET PRESENCE



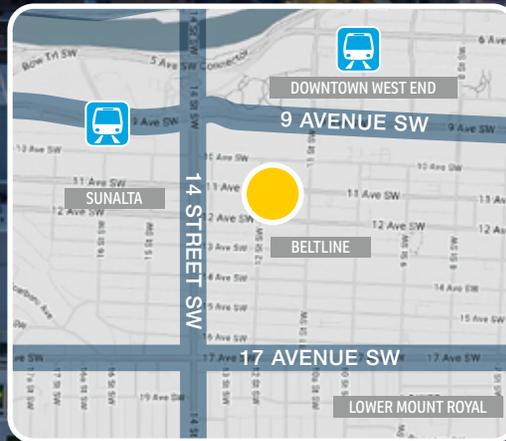
MAIN-FLOOR LOCATION IN THE METROPOLITAN

Situated on the ground level of *The Metropolitan*, a modern residential building, the space benefits from immediate exposure to residents and visitors alike. The main-floor positioning enhances accessibility, convenience, and visibility



EXCELLENT EXPOSURE

Located along 11 Avenue SW, the property sits within an active inner-city corridor known for its mix of residential, office, and lifestyle amenities. The area attracts steady foot traffic throughout the day and evening



11 AVENUE SW

AREA DEMOGRAPHICS

(2 km radius)



Population

89,502



Average Household Income

\$173,556



Median Age

34.7



Daytime Employment

130,000+
EMPLOYEES

6,849

BUSINESSES



Traffic Count

14,000+

VEHICLES DAILY ON
11 AVENUE SW



PROPERTY INFORMATION

MUNICIPAL ADDRESS:
1239 11th Avenue SW, Calgary

RESTAURANT AREA:
3,313 sq. ft.

TENANCY:
» Currently leased to *Phil's on 11th* restaurant.
» Lease expiration date – June 2026. Landlord to provide extension of lease terms to qualified tenant.

KITCHEN EQUIPMENT AND FURNITURE:
Included

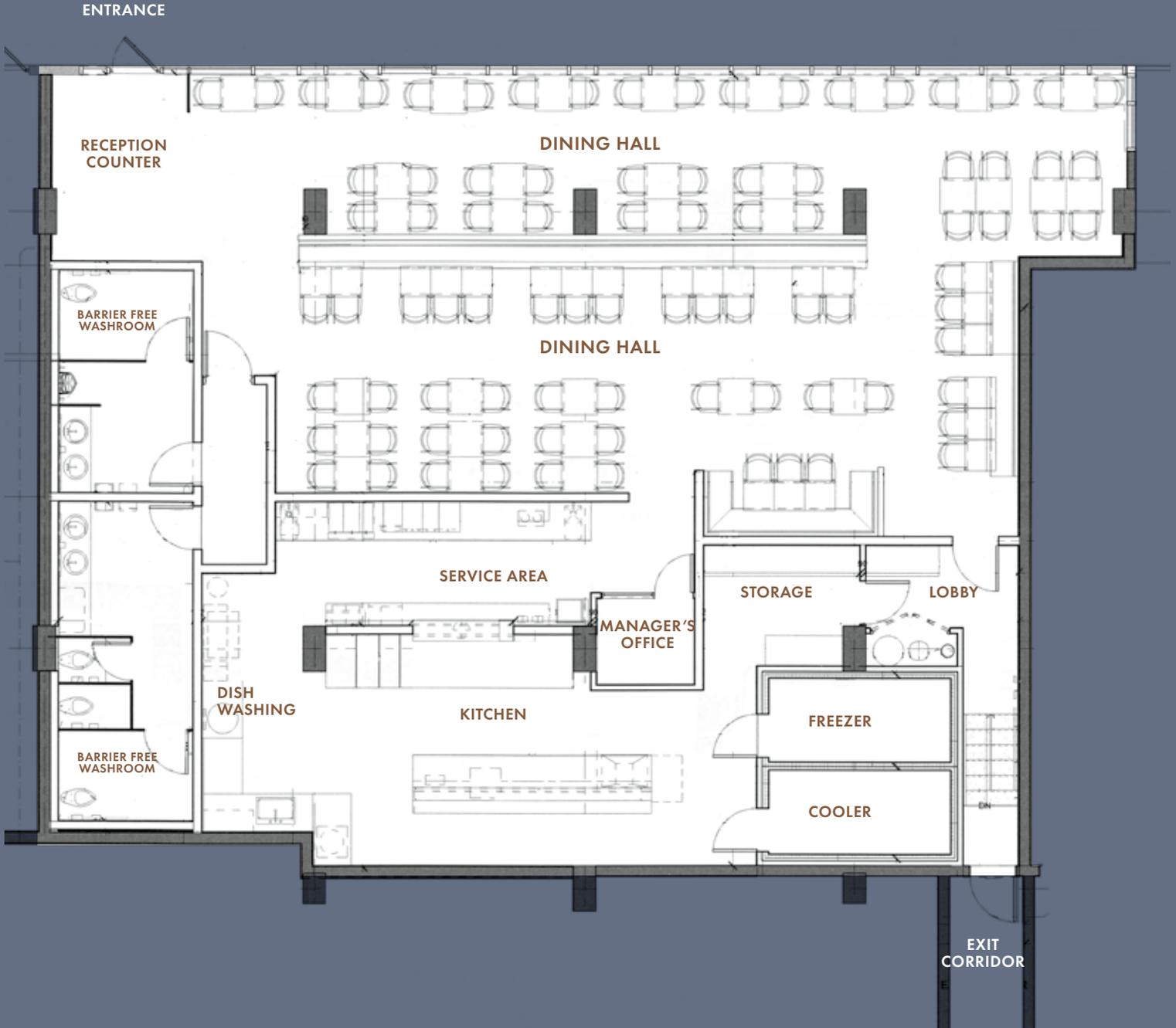
OPERATING COSTS & TAXES:
\$18.17 per sq. ft. plus management fee (2026, est.)

SALE PRICE:
Offers invited (contact Broker)



11 AVENUE SW

11 AVENUE SW





TURNKEY RESTAURANT OPPORTUNITY

This is a fully built-out restaurant with all major kitchen equipment included, significantly reducing upfront capital costs and time to opening.







FULLY EQUIPPED
AND READY TO
OPERATE

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LOCAL EXPERTISE MATTERS