

Blackstone

Business Assets For Sale

8407 Elbow Drive SW | Calgary AB

Pizza Takeout Restaurant

OPTION
Franchise
Take-Over OR
Independent



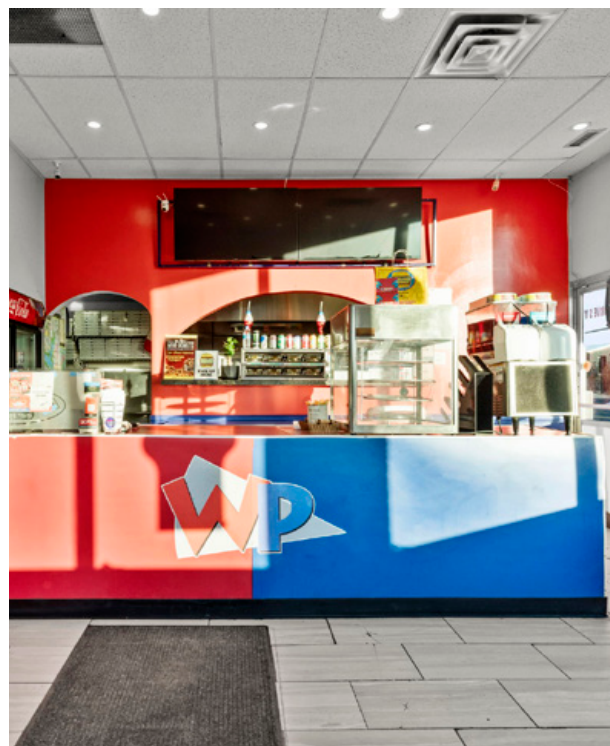
8407 Elbow Drive SW, Calgary AB

Western Pizza - Business Assets Sale

PROPERTY DETAILS

- **Prime Location:** In the fully-leased Haysboro Centre at the corner of Elbow Dr and Heritage Dr, with 25,000 vehicles/day on Elbow Dr.
- Direct exposure and visibility on Elbow Drive.
- **Strong Community:** Located in Haysboro, a well-established SW community - 60,000 people within a 3km radius.
- **Popular Neighbours:** Dairy Queen, Subway, Heritage Wines, and more
- **Take-Over of Western Pizza Franchise:** Offers a proven brand with established customer loyalty, operational support, and marketing assistance.
- **OR an Independent Food Service Business:** Provides freedom to create a unique brand and concept with no franchise fees or royalties.
- 5 Schools within a 10min walk.

Unit Size	800± SF
Asking Price	\$185,000.00
District	Haysboro
Current Rent	\$3,788.58 /month + \$800/month Utilities (Est.)
Op Costs	\$18.17 PSF (Est. 2025)
Lease Terms	Expires on March 31, 2026
Parking	Surface, paved



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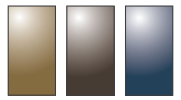
Unit A210
9705 Horton Road SW
Calgary, Alberta T2V 2X5
P 403.214.2344

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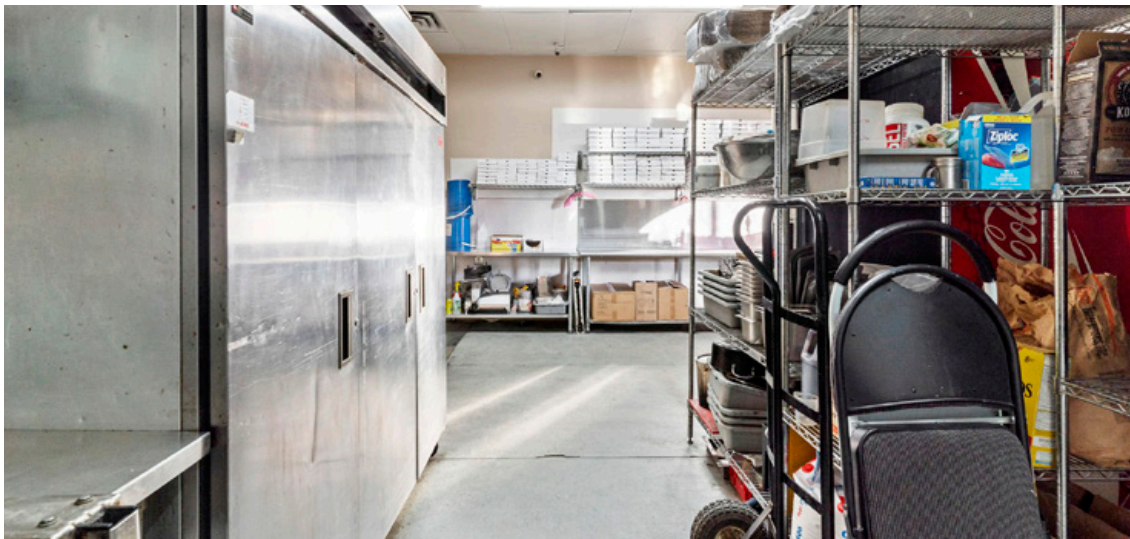
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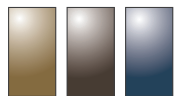
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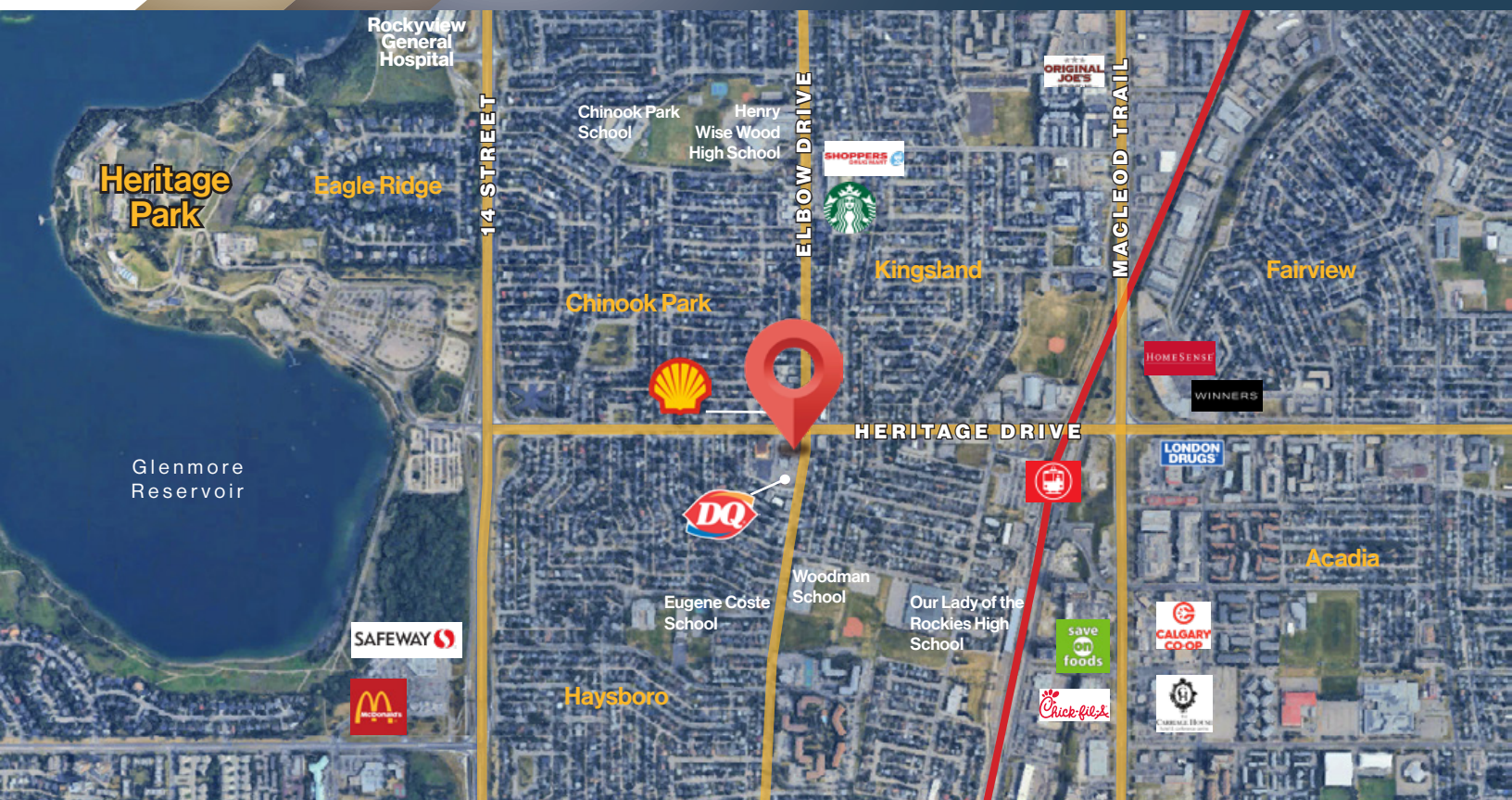


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NEIGHBORHOOD
Haysboro



POPULATION
58,168



MEDIAN AGE
42.1



HOUSEHOLD INCOME
\$79,715



TRAFFIC COUNT

23,000 VPD | Elbow Dr and 80 Ave SW
75,000 VPD | Heritage DR & 14 St SW



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For more information, please contact one of our associates.

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