





# Discover the Perfect Canvas for Your QSR Dreams!

We are thrilled to present a fantastic leasing opportunity for your business at our prime location on 16th Ave in Montgomery. This high-traffic area promises both daytime and evening footfall, making it an ideal spot for your Quick-Service Restaurant.

## UNIT DETAILS:

Unit size:	1024 SQFT
Base Rent:	\$35 psf + GST
OP Cost:	\$15 Psf + GST

## Key Features of the Retail Space:

- **Size:** 1024 sqft of versatile space, providing an ideal canvas for your QSR concept.
- **Equipment:** Equipped with a make-up air unit and a walk-in cooler, ensuring a seamless setup for your culinary operations.
- **Location:** Strategically situated on 16th Ave, a bustling street known for its constant flow of diverse foot traffic.

4708 16 Ave NW, Calgary, Alberta





# Why Choose 16th Ave for Your QSR?

- **Visibility:** Your business will be prominently visible, drawing in potential customers from the busy street and nearby establishments.
- **Diverse Customer Base:** The mix of daytime businesses and evening accommodations ensures a diverse customer base, catering to various tastes and preferences.
- **Established Community:** Join the vibrant community of businesses that contribute to the dynamic atmosphere of 16th Ave.

## Prime Daytime and Evening Traffic:

**Business Hub:** Surrounded by a myriad of businesses, the location attracts a steady stream of daytime traffic, making it an ideal spot for lunch and snack options.

**Hotel and Motel Proximity:** As evening descends, your QSR will benefit from the proximity to multiple hotels and motels, attracting hungry patrons seeking convenient and delicious dining options.



4708 16 Ave NW, Calgary, Alberta



# Seize the Opportunity:

This retail space offers the perfect canvas for your QSR to thrive, and we are excited to support your success. With the ideal location, equipment, and foot traffic, your business is poised for remarkable growth.



# Floor Plan

**Main Floor** Interior Area 1,024 sq ft







EXCLUSIVE LISTING FIRM

THE NIAZI GROUP | exp REALTY

TALHA NIAZI

🌐 [www.theniazigroup.com](http://www.theniazigroup.com)

✉ [niazi@theniazigroup.com](mailto:niazi@theniazigroup.com)

☎ 587-228-8203

HIS BROCHURE IS INTENDED FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR ACCURATE FACTUAL INFORMATION BY THE RECIPIENTS HEREOF. THE INFORMATION CONTAINED HEREIN IS BASED ON INFORMATION WHICH The Niazi Group | EXP Realty DEEMS RELIABLE, HOWEVER, The Niazi Group | EXP Realty ASSUMES NO RESPONSIBILITY FOR THE DEGREE OF ACCURACY OF SUCH INFORMATION, NOR DOES The Niazi Group | EXP Realty REPRESENT OR WARRANT THE INFORMATION CONTAINED HEREIN. RECIPIENTS HEREOF SHOULD CONDUCT THEIR OWN INVESTIGATIONS TO DETERMINE THE ACCURACY OF INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE.