

456 Street  
Calgary, Alberta

MLS # A2252522



**\$629,000**

**Division:** West Springs

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,200 sq.ft.

**Zoning:** CR

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 3.17 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** The equipment list

2 Turnkey Fresh Sandwich and Wraps Franchise Opportunity in South Calgary. An excellent opportunity to own one of the recognized and profitable franchise brands in a prime, high-traffic location in South West Calgary. This turnkey business includes a well-established multinational fast-food franchise specializing in sandwiches and wraps—widely recognized as the fastest-growing franchise in the world. It is known for its quality, convenience, and loyal customer base. Situated in a vibrant retail and residential area, the location offers excellent visibility and strong foot traffic, supported by anchor tenants and key nearby amenities. With a rapidly growing neighborhood featuring new residential developments, this business is perfectly positioned for continued success and expansion. This franchise resale is ideal for an owner-operator or investor looking to step into a proven, high-traffic business with powerhouse brands and major growth potential in a booming Calgary neighborhood.