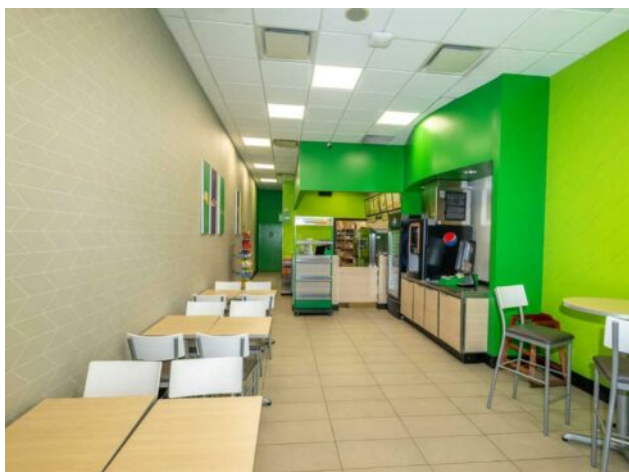


**MLS # A2275144**

**Calgary, Alberta**

# \$299,000



<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Fast Food,Health Food,Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,205 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	Seller to provide asset list upon accepted offer.

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	-
<b>Lot Feat:</b>	-

An excellent opportunity to acquire a well-established and professionally operated sub franchise located in a high-demand retail plaza in NE Calgary. This location benefits from exceptional exposure, strong daily traffic, and a steady customer base supported by nearby residential communities, schools, offices, and major retail anchors. The business features a recently updated interior with a clean, modern layout designed for efficiency and customer comfort. Operating under a nationally and internationally recognized brand, the franchise enjoys strong market awareness, repeat clientele, and consistent sales performance. The operation is fully turnkey and suitable for both an owner-operator seeking a stable business or an investor looking for dependable income. The property is secured by a favourable long-term lease, providing operational stability and future growth potential. With its prime location, upgraded premises, established operations, and brand strength, this business represents a rare acquisition opportunity in one of NE Calgary's most active commercial corridors. A Confidentiality Agreement is required prior to the release of financial information. Serious inquiries only. All showings are by appointment only—do not approach staff or visit the business without prior authorization.