

MLS # A2276423

Calgary, Alberta



\$289,000

Division:	Calgary
Type:	Business
Bus. Type:	Fast Food,Food & Beverage ,Health Food,Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,218 sq.ft.
Zoning:	-
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-

Inclusions: Equipment List will be provided upon signing the NDA.

Excellent opportunity to acquire a well-established and profitable Mexican food franchise in a high-traffic, vibrant area of Calgary. This turnkey business features a 1,218 sq. ft. modern interior, a fully equipped commercial kitchen, and nearly new appliances. It also includes complimentary access to a spacious patio, ideal for seasonal seating. The business benefits from an attractive monthly rent with approximately 7 years and 6 months remaining on the lease, and current operating hours of 11 AM to 9 PM, with potential to extend. Located in a rapidly growing neighborhood with multiple residential condo projects and mixed-use developments coming up directly in front of the plaza, the location offers strong foot traffic and excellent long-term growth potential. *** This is a Business Assets Sale – Real Estate is not included. ***