

MLS # A2282033

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:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

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

Outstanding opportunity to purchase a well-established and profitable Mexican food franchise located in a busy, high-exposure area of NW, Calgary. This turnkey operation offers a 1,218 sq. ft. contemporary interior, a fully outfitted commercial kitchen, equipments and appliances. The business also enjoys complimentary use of a large patio, providing excellent seasonal seating potential. The lease features favorable monthly rent with approximately 7 years and 6 months remaining, and current operating hours are 11:00 AM to 9:00 PM, with the ability to extend. Situated in a rapidly developing neighborhood, with multiple residential condo and mixed-use projects planned directly in front of the plaza, this location benefits from strong foot traffic and exceptional long-term growth prospects. ***Business Assets Sale only – Real Estate is not included.***