

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.***