

**MLS # A2216856**

**Calgary, Alberta**



**\$380,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Fast Food,Food & Beverage ,Health Food,Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,218 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	Refer to Schedule "A" - Equipment List		

Fantastic opportunity to acquire a well-established Mexican food franchise located in a high-traffic, vibrant area of Calgary. Operating since April 2023, 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 917 sq. ft. patio—ideal for additional seasonal seating. The lease is attractively structured with approximately 96 months remaining, and monthly base rent of \$5,227 plus taxes. Current hours are 11 AM to 9 PM, with potential to extend in align with other tenants and demographics. Situated in a rapidly growing neighborhood, with over 300 new condos being developed, the location promises increased foot traffic and future growth. This is an excellent opportunity for a hands-on owner-operator or investor. \*\*\* A non-disclosure agreement (NDA) is required prior to releasing detailed financials and business information. \*\*\* This is a Business Assets Sale & Real Estate is not included. \*\*\*