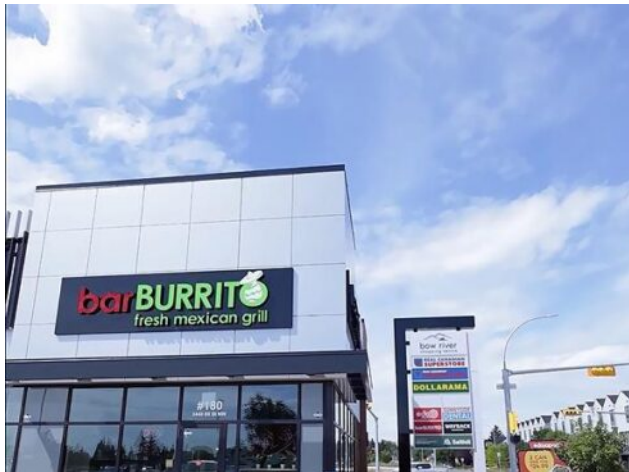


180, 3440 69 Street NW
Calgary, Alberta

MLS # A2293441



\$289,000

Division: Bowness

Type: Business

Bus. Type: -

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.

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. ***