

MLS # A2216856

Calgary, Alberta

\$380,000



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:	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 to 10 PM in alignment with other tenants in the plaza. Situated in a rapidly growing neighbourhood, with over 300 new condos being developed nearby, the location promises increased foot traffic and future growth. This is an excellent opportunity for a hands-on owner-operator or investor.***Business asset sale only. Real estate is not included.***The locator map is intentionally not placed correctly due to confidentiality***Kindly refer to the NDA included in the supplements.***To proceed, all interested parties must complete and sign the NDA and provide full buyer details.***