

**123 Taco Street NW
Calgary, Alberta**

MLS # A2233259



\$325,000

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|--------------------|---|
| Division: | Mount Pleasant |
| Type: | Business |
| Bus. Type: | Deli/Catering, Fast Food, Food & Beverage , Health Food, Restaurant |
| Sale/Lease: | For Lease |
| Bldg. Name: | - |
| Bus. Name: | - |
| Size: | 1,093 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

Fantastic opportunity to acquire a well-established Mexican food franchise in a high-traffic, vibrant area of Calgary! Surrounded by schools and offices, this turnkey operation offers 1,093 sq. ft. of functional space, ideal for dine-in and takeout service. The lease is attractively structured with approximately 16 months remaining and a monthly base rent of \$5,595.61 (including all taxes and basement rent), along with two additional 5-year renewal options. Extra storage is available in the basement. There is also potential to expand by adding another franchise concept. *** A Non-Disclosure Agreement (NDA) is required prior to the release of detailed financials and business information. *** This is a Business Asset Sale – Real Estate is not included. ***