

**180, 3440 69 Street NW
Calgary, Alberta**

MLS # A2238360



\$365,000

Division: Bowness

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

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. 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. ***Lease transfer and Franchise fee will be extra.*** *** 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. ***