

**1820, 80 Mahogany Road SE
Calgary, Alberta**

MLS # A2243211



\$360,000

Division:	Mahogany
Type:	Retail
Bus. Type:	Fast Food, Food & Beverage, Ice Cream/Frozen Yogurt, Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	Meltwich Food Co.
Size:	1,273 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

Inclusions: Seller to provide asset list upon request.

Exciting opportunity to own a rapidly growing Burger and Sandwich franchise located in the heart of Mahogany, one of Calgary's most sought-after lake communities. This six-month-old restaurant is situated in a high-traffic retail plaza surrounded by thriving residential developments and popular anchor tenants, offering exceptional exposure and long-term growth potential. The space features a brand-new, modern build-out with premium equipment and stylish finishes, comfortably seating up to 35 guests. Backed by a strong North American franchise brand, the business has already begun building a loyal customer base in the community. This turnkey operation is ideal for owner-operators or investors looking for a stable and scalable food business with systems already in place and excellent lease terms secured. With the added potential of obtaining a liquor license, there is significant room for increased revenue and future expansion. This is an assignment of lease and sale of business only—no real property included. Please do not approach staff or visit the business without scheduling an appointment. NDA required for further information.