

**12445 Lake Fraser Drive  
Calgary, Alberta**

**MLS # A2277475**



**\$149,900**

**Division:** Lake Bonavista

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 250 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** none

Outstanding business opportunity located in the heart of the highly frequented South Farmer&rsquo;s Market Mall. This prime location benefits from heavy foot traffic, consistently staying busy with a loyal customer base during lunch hours and throughout the weekends. A significant advantage for any operator is the all-inclusive monthly rent, which already covers both utilities and GST, allowing for predictable and simplified financial management. While the business currently operates on a four-day schedule from Thursday to Sunday, there is massive growth potential for a motivated new owner. Revenue can be significantly increased by utilizing non-business days for third-party delivery services like SkipTheDishes and Uber Eats, or by expanding into the lucrative catering market. This is a rare chance to take over a stable operation with a proven track record while holding the keys to further expansion