

**7516 Macleod Trail SE  
Calgary, Alberta****MLS # A2206589****\$299,000****Division:** Fairview Industrial**Type:** Retail**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 1,145 sq.ft.**Zoning:** C-COR3**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** 1.42 Acres**Sewer:** -**Lot Feat:** -**Inclusions:** Schedule A(Equipment list) to be attached with the offer to lease

**Major Price Reduction:** Step into ownership of a successful, first-to-market Loaded Pierogi franchise—a game-changer in Calgary’s quick-service restaurant (QSR) scene! Opened just one year ago, this location has already established itself as a go-to spot for loaded pierogi lovers and food enthusiasts craving bold flavors with a non-traditional twist. **Why This Business Stands Out:** ? **Proven Concept & Strong Brand** — Loaded Pierogi is a nationally recognized brand that started in Ontario in 2014 and has grown into one of Canada’s fastest-expanding QSR chains. ? **Unique & High-Demand Menu** — Offering over 75 different gourmet pierogi combinations, this franchise is a first-of-its-kind in Calgary. From classic comfort flavors to fully loaded creations, there’s something for every palate! ? **Turnkey** — With one full year of operations, this business is well-established with a strong local customer base, repeat clientele, and a growing fan following. ? **Prime Location & Market Potential** — Strategically located in a high-traffic area, this franchise is positioned for long-term success. With Calgary’s diverse and growing food scene, there’s huge potential for further growth. ? **Support from a Leading Franchise** — As part of the Loaded Pierogi family, you’ll receive comprehensive training, ongoing operational support, and marketing assistance to ensure continued success. ? **Expansion Potential** — With the brand doubling its expansion trajectory and eyeing 10+ new locations in Canada, owning a Loaded Pierogi franchise now puts you at the forefront of a booming business. Whether you’re an entrepreneur looking for a lucrative business or an investor seeking a scalable opportunity, this Loaded Pierogi location is the perfect fit.