

**MLS # A2222384**

**Calgary, Alberta**



**\$425,000**

**Division:** Calgary  
**Type:** Business  
**Bus. Type:** -  
**Sale/Lease:** For Lease  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 450 sq.ft.  
**Zoning:** -

**Heating:** -  
**Floors:** -  
**Roof:** -  
**Exterior:** -  
**Water:** -  
**Sewer:** -

**Addl. Cost:** -  
**Based on Year:** -  
**Utilities:** -  
**Parking:** -  
**Lot Size:** -  
**Lot Feat:** -

**Inclusions:** The seller will provide equipment list

Located in a high-traffic central mall, this established Dairy Queen Treat & Orange Julius franchise offers a rare opportunity to step into a profitable, turnkey business with immediate returns. With its prime location, the business attracts a steady stream of customers, ensuring consistent sales and growth potential. The operation is straightforward and well-suited for family ownership. The menu features beloved items such as Blizzard Treats, Royal Blizzard Treats, Royal Treats, Classic Cones, and Sundaes, all of which are easy to prepare and require minimal staff training. Operating hours are convenient, from 10 AM to 8 PM on weekdays and 11 AM to 5 PM on Sundays, allowing for a balanced lifestyle. This is a rare chance to own a well-established business with immediate profit potential. Serious inquiries are encouraged to explore this promising opportunity.