

**MLS # A2272652**

**Calgary, Alberta**



**\$449,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Fast Food,Food & Beverage ,Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,307 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	Asset List to be provided before closing		

Discover a fantastic opportunity to acquire a well-established Greek restaurant franchise in a prime, high-traffic Calgary NE location surrounded by strong anchor tenants, ensuring consistent visibility and footfall. This turnkey operation allows you to avoid the \$750,000+ cost of building a new setup, making it an exceptional value for an owner-operator or investor. The business has been operating for 11 months and is already performing at par, with royalties currently waived to provide immediate savings for the buyer. The space offers flexibility with the option to change the use, subject to landlord approval. Monthly rent includes operating costs, and the long-term lease has 9 years remaining, along with a comfortable 24-seat capacity. This is a minimal-risk opportunity to secure a fully built-out restaurant in one of Calgary NE's busiest plazas—available at a fraction of the typical startup cost.