

**MLS # A2282184**

**Calgary, Alberta**



**\$399,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Food & Beverage ,Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	2,600 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>	-

**Inclusions:** To be mutually agreed to at the time of sale, and attached to the Offer to Purchase as a Schedule "A"

This well run franchise restaurant is located in a vibrant Calgary community, surrounded by established residential neighborhoods with a strong mix of families and higher income households. The area provides a steady stream of loyal guests who enjoy the comfortable atmosphere, solid menu and family friendly touches that keep them coming back. The business is exceptionally clean, well maintained and fully staffed, making it easy for a new owner to step in with confidence. A large regular clientele includes families with children who love the popular "treasure chest", as well as couples, professionals, and retirees. The sunny patio offers additional seating during the summer months, further boosting sales. Highlights: Strong and steadily growing sales, One of the best run locations within the brand, Situated in a desirable residential area with strong demographics, Established, loyal customer base across all age groups, Fully staffed and turnkey ready, The current owner is committed to assisting with transition, and may be willing to remain on in a service role to personally introduce the new owner to staff, regular guests, and community partners, ensuring a smooth handover and business continuity. The current owners are preparing for retirement after years of successful operation. Their willingness to stay on for a transition period makes this a unique opportunity new owners can quickly establish themselves with the support of an experienced operator who knows the clientele, the systems, and the community. Franchise opportunities of this caliber, with built in mentorship and a proven track record, are rare. Don't miss your chance to step into a profitable, community rooted business with immediate cash flow and excellent growth potential.