

123 Any Street NW  
Calgary, Alberta

MLS # A2288546



**\$409,900**

|                    |                             |
|--------------------|-----------------------------|
| <b>Division:</b>   | Altadore                    |
| <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>       | 1,135 sq.ft.                |
| <b>Zoning:</b>     | -                           |

|                    |     |
|--------------------|-----|
| <b>Heating:</b>    | -   |
| <b>Floors:</b>     | -   |
| <b>Roof:</b>       | -   |
| <b>Exterior:</b>   | -   |
| <b>Water:</b>      | -   |
| <b>Sewer:</b>      | -   |
| <b>Inclusions:</b> | N/A |

|                       |   |
|-----------------------|---|
| <b>Addl. Cost:</b>    | - |
| <b>Based on Year:</b> | - |
| <b>Utilities:</b>     | - |
| <b>Parking:</b>       | - |
| <b>Lot Size:</b>      | - |
| <b>Lot Feat:</b>      | - |

Profitable, high-traffic, turnkey franchise opportunity located in a prime growth market. Established operation with strong repeat clientele, positive online reviews, and consistent revenue. Fully equipped commercial kitchen and trained staff in place, allowing for a seamless transition. Part of one of Canada's largest fast-casual brands with over 300+ locations nationwide, offering comprehensive training and ongoing operational support. Situated among strong anchor tenants in a highly accessible plaza with ample parking, driving steady foot traffic. Ideal for owner-operators or investors seeking a proven business model with immediate cash flow.