

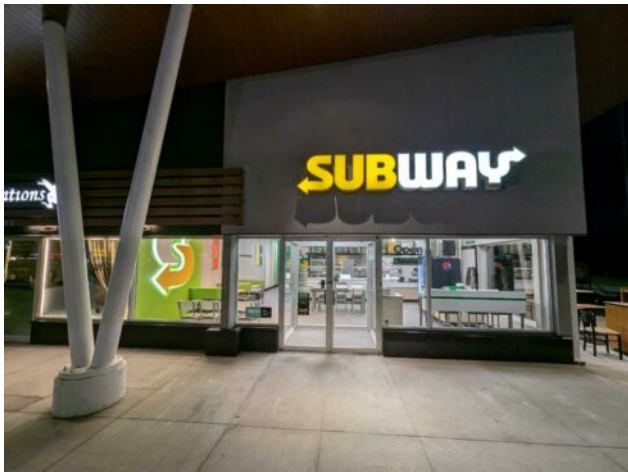


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

MLS # A2223225

Calgary, Alberta



\$375,000

Division:	Calgary
Type:	Retail
Bus. Type:	Fast Food,Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,265 sq.ft.
Zoning:	-

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	See Asset List

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

Rare opportunity to own a highly desirable Subway franchise in a high-traffic shopping area in Calgary. Successfully operated for many years, this well-established location generates annual sales exceeding \$400K. Recently renovated with a \$130K investment, the store features a modern look and comes with a new 5-year lease valid until 2030, with a monthly base rent of \$3,162.50. This turnkey business is ideal for families, investors, or entrepreneurs looking to enter the Subway franchise system. Located in a prime retail plaza with excellent visibility, it offers a steady flow of customers and strong growth potential. To qualify for purchase, buyers must have a minimum of \$125K available for a down payment. Serious inquiries only—confidentiality agreement required before receiving further details. No walk-ins or unannounced visits. Contact us today to learn more!