



**GRASSROOTS**  
REALTY GROUP

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#Z-118, 4825 Mount Royal Gate SW  
Calgary, Alberta

MLS # A2302449



**\$400,000**

Division: Lincoln Park

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 400 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

===Do not approach store staff about this listing===Exciting Opportunity: Own a Thriving National Asian Food Franchise at Mount Royal University! Seize this rare opportunity to own a well-established nationally recognized Asian food franchise in the bustling Mount Royal University student center food court. Whether you're looking for a career change or an exciting investment, this is your chance to step into a turnkey business with strong brand recognition and proven success. Why This Franchise? "National Brand Power" &ndash; Join a franchise with 258+ locations across Canada, backed by professional management and ongoing support. "Comprehensive Training" &ndash; Receive two full weeks of expert training to ensure a smooth transition and long-term success. "Prime Location" &ndash; High foot traffic from students, faculty, and staff guarantees steady daily sales. "Low Maintenance, High Cash Flow" &ndash; Efficient operations with minimal upkeep and strong profit margins. "Hassle-Free Operations" &ndash; All utility costs are included in rent, and a fully established supply chain and operating system are already in place. "Work-Life Balance" &ndash; No long working hours, making this an ideal business for both seasoned entrepreneurs and first-time owners. "University Population" - Serving over 16,282 students and staff members across the campus daily. This is a rare chance to own a proven, profitable business in a prime location with built-in customer demand. Don&rsquo;t miss out&ndash;take the next step toward owning a thriving franchise today!