

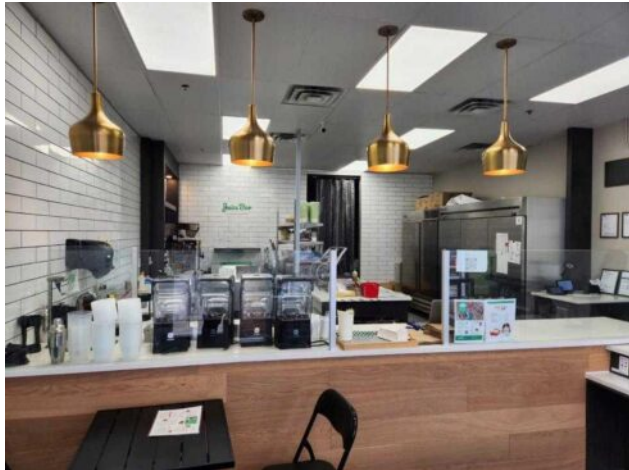


**GRASSROOTS**  
REALTY GROUP

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**MLS # A2302631**

**Calgary, Alberta**



**\$99,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Fast Food,Food & Beverage ,Health Food,Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	824 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:** Asset List to be provided before closing

Excellent opportunity to own a well-established healthy food franchise located in a very busy plaza within an affluent Calgary SW neighborhood. This popular concept specializes in quick, nutritious options including protein bowls, fresh juices, panini, soups, smoothies, salads, and wraps, catering to today's health-conscious consumers. The surrounding area features strong residential density with ongoing development, ensuring continued growth and customer demand. Change of use possible subject to landlord approval. PLEASE DO NOT APPROACH STAFF OR VISIT THE BUSINESS WITHOUT AN APPOINTMENT