



**MLS # A2303035**

**Calgary, Alberta**



**\$499,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Fast Food, Food & Beverage, Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,800 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:** Complete itemized list to be provided at the time of accepted offer.

**\*\* Turnkey Franchise Opportunity \*\* Prime Location in Northland Mall | Located in a Newer 2024 Built Commercial Plaza | Well Established Franchise | Strong Brand Recognition | Great Visibility & High Exposure | Licensed for Alcohol & Beer | Licensed Patio for On-Site Consumption | Dine-In & Takeout Service | Loyal Established Customer Base | Indoor & Outdoor Seating | Inviting Dining Atmosphere | Consistent Operating Hours | Fully Equipped & Ready to Operate | High Traffic Area | Fantastic Chance to Step Into an Established Business with Proven Presence & Growth Potential \*\* This professionally managed operation is ideally located in a high-traffic area within a newer 2024 built commercial plaza, surrounded by desirable demographics and a strong mix of retail, service, and entertainment establishments that drive consistent foot traffic. The modern development offers excellent curb appeal, strong tenant synergy, and long-term growth potential. The business is licensed to serve alcohol and beer, including a licensed patio for on-site consumption—enhancing both customer experience and revenue potential. Offering both dine-in and takeout service, the operation caters to a wide range of customers and maximizes daily sales opportunities. All showings are by appointment only—please do not approach staff or owner directly. A signed confidentiality agreement is required prior to the release of any detailed business information. Book your showing to learn more about this exceptional opportunity.**