



**GRASSROOTS**

REALTY GROUP

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**MLS # A2304854**

**Calgary, Alberta**



**\$899,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<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>	1,200 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:** To be mutually agreed to at the time of sale, and attached to the Offer to Purchase as a Schedule "A"

**\*\*LOCATION AND MAPPING IS NOT ACCURATE AND IS WITHHELD AT THE SELLERS DIRECTION\*\*** The locations sizes vary between 473 sqft and 1176 sqft and are all store front locations with parking and street access. Rents and length of term are also varied with each location. A rare opportunity to acquire a four location restaurant portfolio operating under an established quick service food concept. This offering includes multiple professionally built out stores with existing infrastructure, leaseholds, equipment, and operating systems already in place. For a buyer looking to step into an existing platform, the current concept can be continued, subject to any required approvals and assignment of the applicable agreements. For an experienced operator, franchise group, emerging brand, or entrepreneur with their own food service model, these locations also offer excellent conversion potential. Each store is already designed for quick service restaurant use, making them well suited for a buyer who wants to bring in their own concept, menu, branding, and operating style, subject to landlord approval of the proposed tenancy and use. This is an attractive opportunity for a buyer seeking scale without starting from scratch. The existing restaurant improvements may significantly reduce the time, cost, and uncertainty normally associated with opening new food service locations. The stores may be acquired as part of a continued operating concept or repositioned into a new brand, provided the buyer obtains all necessary landlord, licensing, and regulatory approvals. Business name, exact locations, financial details, and further operating information will only be released to qualified buyers after a signed confidentiality agreement has been received.