



**MLS # A2305471**

**Calgary, Alberta**



**\$89,000**

**Division:** Calgary  
**Type:** Business  
**Bus. Type:** -  
**Sale/Lease:** For Lease  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 1,100 sq.ft.  
**Zoning:** -

<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:** Seller to provide asset list upon accepted offer.

Excellent opportunity to acquire an established sub franchise business in a busy NW Calgary location with strong exposure, loyal clientele, and growth potential for an owner-operator. Turnkey operation in a well-established trade area supported by surrounding residential density and everyday traffic. Business offers stable sales history, established operations, and lease in place with renewal options. Motivated seller. Franchise-required renovation is due and buyer should budget accordingly. Suitable for qualified cash buyers only (no financing condition preferred). Business asset sale only &mdash; no real property included. Confidential listing; financial information available upon signing NDA. Please do not approach staff or speak with employees. All inquiries and showings by appointment through listing agent only.