



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

4130 250 East Hills Square SE  
Calgary, Alberta

MLS # A2309250



**\$449,900**

Division: Belvedere

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,357 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

Turnkey BarBurrito franchise business for sale located in the highly desirable East Hills Shopping Centre in Calgary. Offering approximately 1,357 sq. ft. of well designed space in a busy retail plaza with excellent visibility and strong daily traffic, this is an outstanding opportunity to own a successful and recognized franchise in one of Calgary's growing commercial corridors. This fully operational restaurant features modern leasehold improvements, a functional layout and a well equipped kitchen designed for efficient day to day operations. The business benefits from strong brand recognition, an established customer base and excellent exposure within the shopping centre. East Hills Shopping Centre is anchored by major retailers including Costco, Walmart, Marshalls, Michaels, PetSmart, Dollarama, Cineplex, Mark's, and Sport Chek, attracting consistent customer traffic throughout the day. Convenient access from Stoney Trail and 17th Avenue SE further enhances the location's long term growth potential. Ideal opportunity for both experienced operators and first time business owners looking to step into a proven franchise model with ongoing franchise support. Training and franchise support will be provided to ensure a smooth transition \*Excellent opportunity in a high traffic retail location with strong surrounding anchor tenants and continued area growth\*\*Book your private showing Today\*