



MLS # A2317131

Calgary, Alberta



\$800,000

Division:	Calgary
Type:	Retail
Bus. Type:	Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,400 sq.ft.
Zoning:	-

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	n/a

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Exceptional opportunity to acquire a HIGH-VOLUME FRANCHISE QUICK SERVICE RESTAURANT (QSR) generating nearly \$1 MILLION IN ANNUAL SALES and approx \$110,000 in NORMALIZED SELLER'S DISCRETIONARY EARNINGS (SDE). For a location that is just over 2 YEARS OLD, this level of performance is exceptionally attractive and demonstrates the strength of the concept, location, and customer base. Situated in a TRIPLE-A LOCATION within one of Calgary's most desirable and rapidly growing SE communities, the business enjoys excellent visibility, strong vehicle traffic, exceptional walkability, and ongoing residential development that continues to expand the local customer base. The location benefits from strong community support, a welcoming neighborhood atmosphere, and a popular PET-FRIENDLY PATIO that attracts residents and visitors throughout the year. Established just two years ago, this location is next to new and offers buyers the rare opportunity to acquire a fully operational business without the substantial costs, delays, and risks associated with starting a new franchise. Featuring indoor dining, an outdoor patio, a fully equipped commercial kitchen, modern fixtures, furnishings, and equipment, a comparable new location could require an investment of approximately \$750,000 or more before opening the doors. The business benefits from strong brand recognition, established systems, trained staff, management in place, and a loyal customer base. Revenue continues to trend positively, creating an attractive opportunity for an owner-operator or investor seeking a proven concept with future growth potential. Please contact your favorite Realtor today for an NDA and additional information.