



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2318067**

**Calgary, Alberta**



**\$359,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Fast Food, Food & Beverage
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	2,000 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	N/A

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	-
<b>Lot Feat:</b>	-

Don't miss this opportunity to acquire a well-established franchise tea business in the rapidly growing community of Carrington. Strategically located in a high-traffic retail plaza surrounded by residential developments, schools, and major amenities, this business benefits from strong customer traffic and excellent visibility. This modern and fully equipped operation features a stylish interior, established brand recognition, and a loyal customer base. The business is positioned for continued growth as the surrounding community continues to expand. Attractive long-term lease in place. Competitive rental rate with favorable lease terms Fully equipped and professionally designed premises. Strong brand recognition and proven business model. High exposure with ample customer parking. Turnkey operation &ndash; ideal for owner-operators or investors.