



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**MLS # A2321541**

**Calgary, Alberta**



**\$275,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Deli/Catering, Fast Food, Health Food, Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,093 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:** Equipment List will be provided upon signing the NDA.

Outstanding opportunity to own a profitable Mexican food franchise in a high-exposure NW Calgary location. This well established, turnkey operation features a fully equipped commercial kitchen, efficient layout for dine-in and takeout, and seating for 24 guests. Ideally situated near schools, businesses, and residential communities, the location benefits from strong foot traffic and flexible operating hours. Additional basement storage is included, with potential to further increase revenue by introducing a complementary franchise concept. Perfect for owner-operators or investors seeking a proven food business.