



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

160, 3 Mahogany Row SE
Calgary, Alberta

MLS # A2325019



\$250,000

Division: Mahogany

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 902 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: a list will be provided

This well-established FRESH FRUIT TAIWANESE franchise YI FANG FRUIT TEA has been successfully operating for 5 years. Located in a busy strip mall Mahogany, it benefits from consistent foot traffic from nearby offices, a Sobeys grocery store, and other local amenities. The business enjoys flexible operating hours with no landlord restrictions. It features a simple operational model, making employee training quick and straightforward. The menu offers delicious, natural food and beverages, which have earned the business a loyal customer base with many repeat clients. The rent is affordable, and food costs are low—just 22%. Further details are available upon signing a Non-Disclosure Agreement (NDA)