



GRASSROOTS
REALTY GROUP

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0017, 1200 37 Street SW
Calgary, Alberta

MLS # A2328037



\$449,900

Division:	Rosscarrock
Type:	Business
Bus. Type:	Commercial ,Food & Beverage
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	BarBurrito Fresh Mexican Grill
Size:	1,317 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 highly successful, FULLY TURNKEY franchise of Canada's fastest-growing Mexican fast-casual chain: BarBurrito. Strategically positioned in a PRIME SW RETAIL HUB just minutes from downtown Calgary, this HIGH-PERFORMANCE LOCATION features BRAND-NEW equipment and boasts an impressive 4.9 GOOGLE RATING with over 100 reviews, proving its exceptional local reputation. Operating here ensures a massive, built-in customer ecosystem with continuous HIGH FOOT TRAFFIC. The center is anchored by dominant retailers Walmart, Safeway, Dollarama, Sports Chek, and more, alongside a robust medical sector and financial hub, drawing a highly diverse, consistent stream of shoppers. Excellent daily exposure is further enhanced by commuters from the adjacent Westbrook LRT station. Beyond standard walk-ins, this business features a fully developed, HIGHLY LUCRATIVE CATERING operation alongside a HIGH-VOLUME DELIVERY setup—generating strong, CONSISTENT CASH FLOW from day one. Complete with excellent long-term lease stability, multiple 10-year renewal options, and world-class ongoing corporate support, this resilient business model is ideal for both experienced operators and first-time buyers. With the owner relocating out of the country, IMMEDIATE POSSESSION is available! All private showings must be scheduled exclusively through the listing agent. BOOK YOUR PRIVATE WALKTHROUGH TODAY.