



GRASSROOTS
REALTY GROUP

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MLS # A2328398

Calgary, Alberta



\$149,000

Division:	Calgary
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,345 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

Inclusions: Asset List to be provided before closing

Excellent opportunity to acquire a waffle restaurant located in a high-traffic NE Calgary location with strong visibility and consistent foot traffic. This well-maintained business features seating for 24 guests and a canopy setup ideally suited for light food preparation, such as waffles, desserts, beverages, and similar concepts. The current lease is in place until 2029, with an additional 5-year renewal option available. Benefit from excellent exposure along Country Hills Boulevard and a growing customer base in the surrounding area. Great opportunity for an owner-operator or entrepreneur looking to establish or expand their food service business. Change of use is subject to landlord approval. Confidentiality agreement required. PLEASE DO NOT APPROACH STAFF OR VISIT THE BUSINESS WITHOUT AN APPOINTMENT.