



GRASSROOTS
REALTY GROUP

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MLS # A2328727

Calgary, Alberta



\$550,000

Division:	Calgary
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,200 sq.ft.
Zoning:	-

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

A rare opportunity to acquire a well-positioned franchise location of Noodlebox in one of Calgary's consistently high-performing retail corridors. This asset benefits from exceptional visibility and continuous traffic flow within a thriving commercial plaza anchored by strong national tenants, including Tim Hortons, which significantly enhances daily customer draw and overall site stability. The location offers a proven and resilient franchise model supported by strong brand recognition, operational systems, and established customer demand. Positioned in a densely active retail environment with complementary businesses, the site enjoys steady lunchtime, evening, and weekend traffic patterns, making revenue streams more predictable and less seasonally volatile. This is an ideal acquisition for an investor or operator seeking a turnkey, low-risk franchise in a premium Calgary location with long-term upside and strong co-tenancy fundamentals.