



GRASSROOTS
REALTY GROUP

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MLS # A2331013

Calgary, Alberta



\$289,900

Division:	Calgary
Type:	Business
Bus. Type:	Fast Food,Food & Beverage ,Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,701 sq.ft.
Zoning:	-

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

This turnkey 1,701 sq. ft. Asian franchise restaurant offers excellent operational stability with a loyal, diverse local customer base. Monthly rent is \$8,500 (including CAM and management fees), and the secure lease includes a 4-year renewal option. The transition requires a \$50,000 franchise fee and a 5% royalty, allowing for flexible menu modifications (excluding pizza and Greek cuisine). Designed for maximum efficiency, the business features simple operations that eliminate the need for expensive head chefs, and a fully trained staff is already in place and willing to stay.