



GRASSROOTS
REALTY GROUP

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18, 7750 Ranchview Drive NW
Calgary, Alberta

MLS # A2334403



\$69,000

Division: Ranchlands

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: Subway

Size: 1,100 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Seller to provide asset list upon accepted offer.

Excellent opportunity to acquire an established sub franchise business in a busy NW Calgary location offering strong exposure, a loyal customer base, and excellent growth potential for an owner-operator. This turnkey operation is situated in a well-established trade area supported by surrounding residential density and consistent daily traffic. The business offers a stable sales history, established operating systems, and a lease in place with renewal options. Prospective buyers must be financially qualified, have sufficient cash available to complete the purchase, and preferably possess prior food-service or restaurant experience. A franchise-required renovation is due, and the buyer should budget approximately \$100,000 for the renovation in addition to the purchase price. Qualified cash buyers only; offers without a financing condition are preferred. Motivated seller. Business asset sale only—no real property included. Confidential listing; financial information will be provided upon execution of an NDA. Please do not approach the business, staff, or employees directly. All inquiries and showings must be arranged by appointment through the listing agent.