



GRASSROOTS
REALTY GROUP

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MLS # A2337887

Calgary, Alberta

\$299,999

**FOOD COURT
RESTAURANT
FOR SALE**

Established Quick Service Opportunity

413 Sq Ft

High-Traffic Shopping Centre

Food Court Location

Common Area Seating

Ample Parking

3 Years Remaining + 5 Year Option

Turnkey Opportunity

CONFIDENTIAL LISTING

INQUIRIES BY QUALIFIED BUYERS ONLY

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	To be mutually agreed to at the time of sale, and attached to the Offer to Purchase as a Schedule "A"		

Rare opportunity to acquire an established quick-service restaurant operating from a high-traffic shopping centre food court. This compact and efficient 413 sq. ft. operation serves fresh, made-to-order food and benefits from the steady customer traffic, convenient parking and extensive common-area seating that come with a major retail environment. The business has a proven sales history, reporting good annual gross sales. The operation is currently staffed with three full-time hourly employees and two part-time employees, providing an established structure for a new owner to step into. The restaurant is designed around a streamlined food court service model, with meals prepared fresh in front of the customer. Its small footprint helps maximize the productivity of the space while the surrounding shopping centre provides significant customer seating and ample parking without the operator having to maintain a separate dining room. The current lease has approximately three years remaining with an additional five-year option available, providing a purchaser with the opportunity for longer-term occupancy. This is a strong opportunity for an owner/operator or experienced food-service buyer looking for an established business with solid historical sales, manageable staffing requirements and the built-in traffic of a busy retail setting. Confidentiality is required. Please do not approach or speak with staff or ownership directly. Additional information will be provided to qualified purchasers through the listing agent.

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