

\$380,000 - N/A, Calgary

MLS® #A2216856

\$380,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

N/A, Calgary, Alberta

Fantastic opportunity to acquire a well-established Mexican food franchise located in a high-traffic, vibrant area of Calgary. Operating since April 2023, this turnkey business features a 1,218 sq. ft. modern interior, a fully equipped commercial kitchen, and nearly new appliances. It also includes complimentary access to a spacious 917 sq. ft. patio—ideal for additional seasonal seating. The lease is attractively structured with approximately 96 months remaining, and monthly base rent of \$5,227 plus taxes. Current hours are 11 AM to 9 PM, with potential to extend in align with other tenants and demographics. Situated in a rapidly growing neighborhood, with over 300 new condos being developed, the location promises increased foot traffic and future growth. This is an excellent opportunity for a hands-on owner-operator or investor. *** A non-disclosure agreement (NDA) is required prior to releasing detailed financials and business information. *** This is a Business Assets Sale — Real Estate is not included. ***



Built in 2021

Essential Information

| | |
|-----------|-----------|
| MLS® # | A2216856 |
| Price | \$380,000 |
| Bathrooms | 0.00 |

| | |
|------------|------------|
| Acres | 0.00 |
| Year Built | 2021 |
| Type | Commercial |
| Sub-Type | Business |
| Status | Active |

Community Information

| | |
|-------------|---------|
| Address | N/A |
| Subdivision | N/A |
| City | Calgary |
| County | Calgary |
| Province | Alberta |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 42 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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