



180, 3440 69 Street NW, Calgary, Alberta - \$349,999



Main Photo

Property Description

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. 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. ***Lease transfer fee is included in the



selling price*** and ***Franchise fee will be extra.*** *** 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. ***

REALTOR Referral



REALTOR®

Mobile: N/A

Email: N/A

Website: <https://www.real-estate-homes.ca/>

Courtesy Of: First Place Realty

