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## FOOD & BEVERAGE ,RESTAURANT FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
26582


**MLS ID:**  
A2159378

**\$299,000**



 **TAMMY MACDONALD**  
 (403) 278-8899

 MaxWell Canyon Creek  
 403-278-8899

 1234 BBQ Trail SE, Calgary , Alberta T9X 9X9

<b>Transaction Type</b> For Sale	<b>Transaction Type</b> For Lease	<b>Days On Market</b> 7
<b>Days On Market</b> 8	<b>Business Type</b> Food & Beverage ,Restaurant	<b>Lease Amount</b> 7153.06
<b>Lease Frequency</b> Monthly	<b>Lease Term</b> Renewal Option	<b>Lease Term Remaining</b> 12
<b>Zoning</b> DC	<b>Zoning</b> DC	<b>Subdivision</b> Fairview
<b>Subdivision</b> Fairview	<b>Year Built</b> 2011	<b>Year Built</b> 2011
<b>Structure Type</b> Mixed Use	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> n/a	<b>Legal Plan</b> n/a	<b>Building Area (Sq. Ft.)</b> 55000.00
<b>Building Area (Sq. Ft.)</b> 55000.00	<b>Building Area (Sq. M.)</b> 5109.62	<b>Building Area (Sq. M.)</b> 5109.62
<b>Inclusions</b> All Furnishings, Equipment, Inventory,	<b>Inclusions</b> All Furnishings, Equipment, Inventory,	<b>Restrictions</b> Landlord Approval,Restrictive Use Clause,See Remarks
<b>Restrictions</b> Landlord Approval,Restrictive Use Clause,See Remarks	<b>Reports</b> Contracts,Financial Statements,Formal Lease,Information Package,Other Documents	<b>Reports</b> Contracts,Financial Statements,Formal Lease,Information Package,Other Documents

RARE opportunity to join this iconic BBQ Franchise in Calgary! This PROFITABLE, well-established PRIME location is NOW available to welcome a new owner (Franchisee) to continue its success, legacy and operates just 4 DAYS a WEEK!! The owner has done it right!! They have embraced the proven Franchise model, implemented systems, honed their team's BBQ skills and successfully established themselves as the "BBQ FOODIE" destination of choice by loyal customers! As the new owner, you'll step into a flourishing business with a solid reputation and systems in place to continue its BBQ legacy and growth within this thriving location. The ideal candidate has a passion for BBQ, is looking to be hands-on in the business, and engage with the customers while providing authentic, slow-smoked Award winning BBQ!!! This opportunity provides unique flexibility by operating only 4 DAYS per WEEK and enjoying a 2 week closure after Christmas!! WOW, that's work-life balance! To be the BEST, you'll learn from the BEST!! The owner, aka "Pit Master", will provide 2 week's hands-on training to ensure a smooth transition for the new owner! • Note: A Franchise fee will be applicable and payable to the Franchisor in addition to the purchase price. To maintain the restaurant's success and confidentiality, the store name and location will only be disclosed upon completion of an application and signed NDA. We appreciate your understanding and discretion. Don't miss out on this RARE opportunity!

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