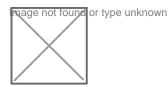


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

Z133-Z133A, 4825 4825 MT ROYAL GATE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID:

29085

MLS ID: A2183713

\$279,900



A MINGU KYOUNG

- **(403)** 253-5678
- **403-253-5678**

rM1

Z133-Z133A, 4825 4825 Mt Royal Gate , Calgary , Alberta $\,$ T3E 6K6 $\,$

Transaction Type

For Lease

Days On Market

3

Lease Amount

6377.50

Lease Frequency

Monthly

Subdivision Lincoln Park Year Built 1997

Structure Type

Retail

Property TypeCommercial

Property Sub Type

Retail

N/A

Building Area (Sq. Ft.)

355.00

Building Area (Sq. M.)

32.98

Inclusions

Restrictions
Landlord Approval

Reports Leases

Fantastic opportunity to own and operate a national fast-food franchise in the busy food court of Mount Royal University where you don't need to worry about vandalism or theft or cleaning of washroom and dining area! How about enjoying two months (July, August) off as the University closes during the summertime so you can have a unique balance of work and life! This business combines a strategic location with the advantages of a well-established brand! The current owner has successfully operated it since 1997 with consistent performance and profitability, but now they are ready to retire and pass on this thriving opportunity to a new owner! The mandatory modernization was done in early 2024 with extensive renovations and equipment upgrades to meet the franchiser's standard to keep up the current trend! This is a turnkey operation, ideal for entrepreneurs seeking a stable and profitable business in a vibrant community! Best value! Don't miss it! Please respect the operation of the business, and do not visit without prior appointment!

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