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Z133-Z133A, 4825 4825 MT ROYAL GATE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
29085

MLS ID:
A2183713

\$279,900



 **MINGU KYOUNG**
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 403-253-5678

 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 Type Commercial	Property Sub Type Retail
Building Area (Sq. Ft.) 355.00	Building Area (Sq. M.) 32.98	Inclusions N/A
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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