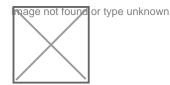


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **123 ANY STREET SW FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 29167

MLS ID: A2191740

\$600,000



**△** PARKER XIONG

**2** (403) 402-7123

Homecare Realty Ltd.

**3** 587-432-1588

🛍 123 Any Street SW, Calgary , Alberta T3E 6K6

**Transaction Type** 

**Days On Market** 

4393.00

For Lease

206 Zoning

Lease Frequency

Monthly

Subdivision

n/a

n/a

Lincoln Park

Lease Amount

Year Built 2013

Structure Type Retail

**Property Type** Commercial

**Property Sub Type** 

**Business** 

Legal Plan

Building Area (Sq. Ft.)

Building Area (Sq. M.)

400.00

37.16

Inclusions

Restrictions See Remarks

Reports

Financial Statements, Leases

Exciting Opportunity: Own a Thriving National Asian Food Franchise at Mount Royal University! Seize this rare opportunity to own a well-established nationally recognized Asian food franchise in the bustling Mount Royal University student center food court. Whether you're looking for a career change or an exciting investment, this is your chance to step into a turnkey business with strong brand recognition and proven success. Why This Franchise? "National Brand Power" - Join a franchise with 258+ locations across Canada, backed by professional management and ongoing support. "Comprehensive Training" - Receive two full weeks of expert training to ensure a smooth transition and long-term success. "Prime Location" - High foot traffic from students, faculty, and staff quarantees steady daily sales. "Low Maintenance, High Cash Flow" – Efficient operations with minimal upkeep and strong profit margins. "Hassle-Free Operations" - All utility costs are included in rent, and a fully established supply chain and operating system are already in place. "Work-Life Balance" - No long working hours, making this an ideal business for both seasoned entrepreneurs and first-time owners. "University Population" - Serving over 16,282 students and staff members across the campus daily. This is a rare chance to own a proven, profitable business in a prime location with built-in customer demand. Don't miss out—take the next step toward owning a thriving franchise today!

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