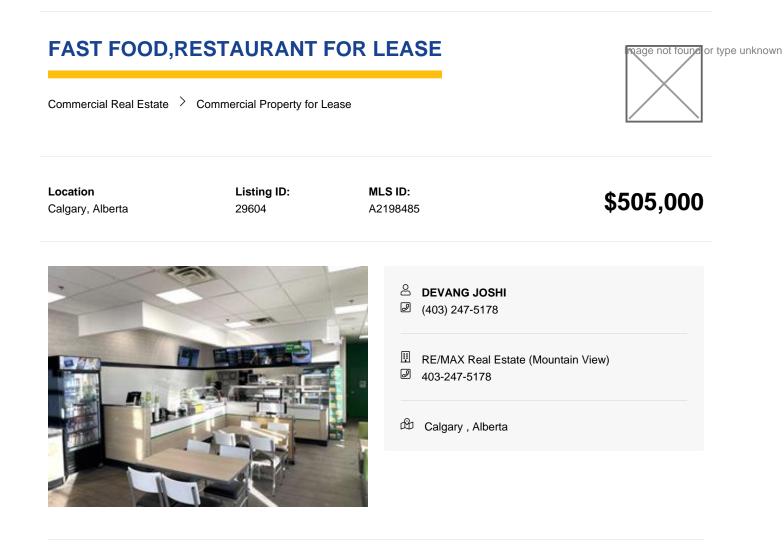


Generated: Aug 28, 2025, 7:49:09

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.



Transaction Type For Lease

Lease Amount 38.00

Year Built 2009

Property Sub Type Retail

Access to Property Accessible to Major Traffic Route

Reports Information Package Title Fee Simple

Lease Frequency Annually

Structure Type Retail

Building Area (Sq. Ft.) 1395.00

Inclusions As per Asset/Equipment List Days On Market 178

Building Type Retail

Property Type Commercial

Building Area (Sq. M.) 129.60

Restrictions See Remarks

Rare opportunity to own a highly desirable and profitable Subway franchise in a high-traffic shopping area near Calgary. Successfully operated for many years, this well-established location generates annual sales exceeding \$500K. Recently renovated with a \$130K investment, the store features a modern look and comes with a new 10-year lease valid until 2035, with a monthly base rent of \$4,417.50. This turnkey business is ideal for families, investors, or entrepreneurs looking to enter the Subway franchise system. Located in a prime retail hub with excellent visibility, it offers a steady flow of customers and strong growth potential. To qualify for purchase, buyers must have a minimum of \$200K available for a down payment. Serious inquiries only—confidentiality agreement required before receiving further details. No walk-ins or unannounced visits. Contact us today to learn more!

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9[™] MLS® System. Pillar 9[™] is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9[™]. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.