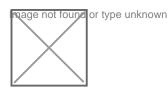


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **456 STREET FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID:

31882 A2252522

MLS ID:

\$629,000



- △ JIAN HUI OUYANG
- **2** (587) 664-3031
- Century 21 Bamber Realty LTD.
- **403-245-0773**
- 456 Street , Calgary , Alberta T3H 0C7

Transaction Type Days On Market Lease Amount

For Lease 62 4500.00

Lease FrequencyZoningSubdivisionMonthlyCRWest Springs

Year BuiltStructure TypeProperty Type1955Mixed UseCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Business 0911481 40.15

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

3.73 138085 3.17

InclusionsRestrictionsReportsThe equipment listNone KnownNone

2 Turnkey Fresh Sandwich and Wraps Franchise Opportunity in South Calgary An excellent opportunity to own one of the recognized and profitable franchise brands in a prime, high-traffic location in South West Calgary. This turnkey business includes a well-established multinational fast-food franchise specializing in sandwiches and wraps—widely recognized as the fastest-growing franchise in the world. It is known for its quality, convenience, and loyal customer base. Situated in a vibrant retail and residential area, the location offers excellent visibility and strong foot traffic, supported by anchor tenants and key nearby amenities. With a rapidly growing neighborhood featuring new residential developments, this business is perfectly positioned for continued success and expansion. This franchise resale is ideal for an owner-operator or investor looking to step into a proven, high-traffic business with powerhouse brands and major growth potential in a booming Calgary neighborhood

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