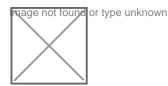


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **#Z-118, 4825 MOUNT ROYAL GATE SW FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID:

32366

MLS ID: A2261538

\$600,000



**△** PARKER XIONG

**2** (403) 402-7123

Homecare Realty Ltd.

**3** 587-432-1588

rM1

 $\mbox{\#Z-118},\,4825$  Mount Royal Gate SW, Calgary , Alberta  $\,$  T3E 6K6

**Transaction Type** 

For Lease

Lease Frequency

Monthly

Year Built

2013

**Property Sub Type** 

**Business** 

Building Area (Sq. M.)

37.16

Reports None

- .

**Days On Market** 

11

Zoning

-

**Structure Type** 

Retail

Legal Plan

n/a

Inclusions

n/a

**Lease Amount** 

3200.00

Subdivision

Lincoln Park

Property Type Commercial

Building Area (Sq. Ft.)

400.00

Restrictions

See Remarks

===Do not approach store staff about this listing===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 guarantees 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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