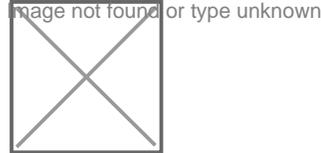


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 0 0 FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta

**Listing ID:**  
33209

**MLS ID:**  
A2274057

**\$249,999**



 **ZHI DE JIANG**  
 (825) 986-5325

 Royal LePage Benchmark  
 403-253-1901

 0 0 , Calgary , Alberta T0T0T0

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 146	<b>Lease Amount</b> 39.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Bridgeland/Riverside	<b>Year Built</b> 2022
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Building Area (Sq. Ft.)</b> 1262.00	<b>Building Area (Sq. M.)</b> 117.24	<b>Inclusions</b> All business related assets will stay
<b>Restrictions</b> None Known	<b>Reports</b> None	

This presents a RARE OPPORTUNITY to acquire an ESTABLISHED and FULLY OPERATING RENOWNED HIGH-END INTERNATIONAL BRAND bubble tea business in a CENTRAL CALGARY LOCATION with strong visibility and STREET FRONT EXPOSURE. Buyers can step into a WELL FUNCTIONING BUSINESS with NO BUILD OUT PERIOD, as all equipment fixtures approvals and operational systems are already in place. Compared to opening a new franchise of the same brand, the overall START UP INVESTMENT required for this existing business may be SIGNIFICANTLY LOWER and the TRANSITION TIME MUCH SHORTER, as there is no need to secure a new lease complete construction or obtain new licensing before operating. The current owner will provide full on-board training and has indicated a willingness to assist with a guidance on RENEWAL RELATED MATTERS with the franchisor, resulting in often much better benefits than new franchisee. The buyer will inherit the EXCLUSIVE TERRITORY RIGHTS FOR CALGARY as indicated by the seller, including a RENEWED FRANCHISE AT NO FEE and the possibility of NO INITIAL FRANCHISE FEE FOR FUTURE LOCATIONS WITHIN CALGARY, all subject to franchisor approval. With these combined advantages this offering provides STRONG VALUE for qualified purchasers. Serious inquiries please contact your agent for further information.

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