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FAST FOOD, RESTAURANT FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
33677

MLS ID:
A2280754

\$285,000



 **DEVANG JOSHI**
 (403) 401-9060

 RE/MAX Real Estate (Mountain View)
 403-247-5178


174, 8888 Country Hills Boulevard NW, Calgary, Alberta T3G 5T4

Transaction Type For Lease	Title Fee Simple	Days On Market 104
Lease Amount 43.00	Lease Frequency Annually	Subdivision NONE
Building Type Retail	Year Built 2003	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Legal Plan 0510758
Building Area (Sq. Ft.) 1893.00	Building Area (Sq. M.) 175.86	Access to Property Accessible to Major Traffic Route
Inclusions As per Equipment/Asset List	Restrictions See Remarks	Reports Information Package

Rare opportunity to own a highly desirable Subway franchise in a high-traffic shopping commercial Plaza in Calgary having major anchor tenants there. Successfully operated for many years, this well-established location generates annual sales exceeding \$625K. Recently renovated with a \$130K investment, the store features a modern look and comes with a new 5-year lease valid until 2030, with a monthly base rent of \$6,783. This turnkey business is ideal for families or entrepreneurs looking to enter the Subway franchise system. Located in a prime retail plaza with excellent visibility, it offers a steady flow of customers and strong growth potential. To qualify for purchase, buyers must have a minimum of \$125K 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!

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