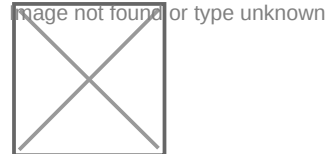


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

180, 3440 69 STREET NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
34431

MLS ID:
A2293441

\$289,000



 **ANTHONY AU**
 (403) 903-6123

 KPLI Real Estate Corporation
 403-554-8453

 180, 3440 69 Street NW, Calgary , Alberta T3B 2J8

Transaction Type

For Lease

Days On Market

4

Lease Amount

5490.00

Lease Frequency

Monthly

Subdivision

Bowness

Year Built

2021

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Business

Building Area (Sq. Ft.)

1218.00

Building Area (Sq. M.)

113.15

Inclusions

Equipment List will be provided upon signing the NDA.

Restrictions

Call Lister, Landlord Approval

Reports

Chattel/Equipment, Financial Statements, Leases, Rent Roll

Excellent opportunity to acquire a well-established and profitable Mexican food franchise in a high-traffic, vibrant area of Calgary. This turnkey business features a 1,218 sq. ft. modern interior, a fully equipped commercial kitchen, and nearly new appliances. It also includes complimentary access to a spacious patio, ideal for seasonal seating. The business benefits from an attractive monthly rent with approximately 7 years and 6 months remaining on the lease, and current operating hours of 11 AM to 9 PM, with potential to extend. Located in a rapidly growing neighborhood with multiple residential condo projects and mixed-use developments coming up directly in front of the plaza, the location offers strong foot traffic and excellent long-term growth potential. *** This is a Business Assets Sale – Real Estate is not included. ***

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