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



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
34901


MLS ID:
A2302449

\$400,000



 **PARKER XIONG**
 (403) 402-7123

 Homecare Realty Ltd.
 587-432-1588

 #Z-118, 4825 Mount Royal Gate SW, Calgary , Alberta T3E 6K6

Transaction Type For Lease	Days On Market 12	Lease Amount 3200.00
Lease Frequency Monthly	Zoning -	Subdivision Lincoln Park
Year Built 2013	Structure Type Retail	Property Type Commercial
Property Sub Type Business	Legal Plan n/a	Building Area (Sq. Ft.) 400.00
Building Area (Sq. M.) 37.16	Inclusions N/A	Restrictions See Remarks

Reports

Audited Financial Statements

===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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