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## EXCELLENT OPPORTUNITY TO ACQUIRE AN ESTABLISHED SUB FRANCHISE BUSINESS IN A BUSY NW CALGARY...



Commercial Real Estate > Commercial Property for Lease

**Location**

Calgary, Alberta

**Listing ID:**

35034


**MLS ID:**


A2305471


**\$89,000**




 **SATYAM BANSAL**

 (587) 971-7998

 TREC The Real Estate Company

 403-270-4060

 Calgary , Alberta

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 8	<b>Lease Amount</b> 4000.00
<b>Lease Frequency</b> Monthly	<b>Building Type</b> Major Shopping,Retail,Shopping Centre,Strip Mall	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business	<b>Building Area (Sq. Ft.)</b> 1100.00
<b>Building Area (Sq. M.)</b> 102.19	<b>Inclusions</b> Seller to provide asset list upon accepted offer.	<b>Restrictions</b> None Known
<b>Reports</b> Call Lister		

Excellent opportunity to acquire an established sub franchise business in a busy NW Calgary location with strong exposure, loyal clientele, and growth potential for an owner-operator. Turnkey operation in a well-established trade area supported by surrounding residential density and everyday traffic. Business offers stable sales history, established operations, and lease in place with renewal options. Motivated seller. Franchise-required renovation is due and buyer should budget accordingly. Suitable for qualified cash buyers only (no financing condition preferred). Business asset sale only — no real property included. Confidential listing; financial information available upon signing NDA. Please do not approach staff or speak with employees. All inquiries and showings by appointment through listing agent only.

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