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## 2515 50 AVENUE SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta



**Listing ID:**  
35090


**MLS ID:**  
A2307330

**\$129,000**



 **MALIK TANVEER-UR-RAHMAN**  
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 Royal LePage Blue Sky  
 403-338-2200

 2515 50 Avenue SE, Calgary , Alberta T2B3R8

<b>Transaction Type</b> For Lease	<b>Subdivision</b> Ogden	<b>Building Type</b> Retail
<b>Year Built</b> 1985	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Building Area (Sq. Ft.)</b> 3000.00	<b>Building Area (Sq. M.)</b> 278.71
<b>Inclusions</b> Please see equipment list	<b>Restrictions</b> Call Lister	<b>Reports</b> Financial Statements

Two Famous franchise brands for the price of one! Eggsmart and 241 Pizza located at a very busy Truck Stop. The deal includes Eggsmart Breakfast & Lunch and 241 Pizza. Turn-key operations offer 3000 SQF of indoor space at a prime location. This restaurant and Pizza has been in business since last 10 years. The owners are absentees and have other business to focus. It is an ideal business for someone who is interested in a low cost Franchise business model only. Its low price combined with a strong brand generates guaranteed revenue. A liquor license is approved by the city but is not being utilized. The new owner can utilize this feature to maximize revenue. They buyer will have the option to carry on current franchise model or change this to a new concept. Long term lease can be signed with the landlord. Current lease has very attractive terms and conditions for the tenants. Opportunity does not come across often!!!

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