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RESTAURANT FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
35527

MLS ID:
A2317131

\$800,000



 **TAMMY MACDONALD**
 (403) 710-5661

 MaxWell Canyon Creek
 403-278-8899

 Calgary , Alberta

Transaction Type For Lease	Days On Market 3	Lease Amount 36.00
Lease Frequency Monthly	Lease Term Renewal Option	Lease Term Remaining 79
Sub Lease 1	Subdivision Aurora Business Park	Year Built 2023
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Retail
Building Area (Sq. Ft.) 1400.00	Building Area (Sq. M.) 130.06	Inclusions n/a
Restrictions Landlord Approval,Lease Restriction,Restrictive Use Clause,See Remarks	Reports Information Package,Other Documents	

Exceptional opportunity to acquire a HIGH-VOLUME FRANCHISE QUICK SERVICE RESTAURANT (QSR) generating nearly \$1 MILLION IN ANNUAL SALES and approximately \$200,000 in NORMALIZED SELLER'S DISCRETIONARY EARNINGS (SDE). For a location that is just over 2 YEARS OLD, this level of performance is exceptionally attractive and demonstrates the strength of the concept, location, and customer base. Situated in a TRIPLE-A LOCATION within one of Calgary's most desirable and rapidly growing SE communities, the business enjoys excellent visibility, strong vehicle traffic, exceptional walkability, and ongoing residential development that continues to expand the local customer base. The location benefits from strong community support, a welcoming neighbourhood atmosphere, and a popular PET-FRIENDLY PATIO that attracts residents and visitors throughout the year. Established just two years ago, this location is next to new and offers buyers the rare opportunity to acquire a fully operational business without the substantial costs, delays, and risks associated with starting a new franchise. Featuring indoor dining, an outdoor patio, a fully equipped commercial kitchen, modern fixtures, furnishings, and equipment, a comparable new location could require an investment of approximately \$750,000 or more before opening the doors. The business benefits from strong brand recognition, established systems, trained staff, management in place, and a loyal customer base. Revenue continues to trend positively, creating an attractive opportunity for an owner-operator or investor seeking a proven concept with future growth potential. Please contact your favorite Realtor today for an NDA and additional information.

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