

\$380,000 - N/A, Calgary

MLS® #A2216856

\$380,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

N/A, Calgary, Alberta

Fantastic opportunity to acquire a well-established Mexican food franchise located in a high-traffic, vibrant area of Calgary. Operating since April 2023, 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 917 sq. ft. patio—ideal for additional seasonal seating. The lease is attractively structured with approximately 96 months remaining, and monthly base rent of \$5,227 plus taxes. Current hours are 11 AM to 9 PM, with potential to extend to 10 PM in alignment with other tenants in the plaza. Situated in a rapidly growing neighbourhood, with over 300 new condos being developed nearby, the location promises increased foot traffic and future growth. This is an excellent opportunity for a hands-on owner-operator or investor.***Business asset sale only. Real estate is not included.***The locator map is intentionally not placed correctly due to confidentiality***Kindly refer to the NDA included in the supplements.***To proceed, all interested parties must complete and sign the NDA and provide full buyer details.***

Built in 2021

Essential Information

MLS® #	A2216856
Price	\$380,000



Bathrooms	0.00
Acres	0.00
Year Built	2021
Type	Commercial
Sub-Type	Business
Status	Active

Community Information

Address	N/A
Subdivision	N/A
City	Calgary
County	Calgary
Province	Alberta

Additional Information

Date Listed	May 1st, 2025
Days on Market	11

Listing Details

Listing Office	Greater Property Group
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.