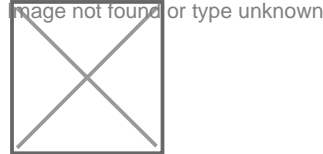


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 2131, 2800 MAIN STREET SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Airdrie, Alberta

**Listing ID:**  
30832


**MLS ID:**  
A2227464

**\$149,900**



 **GAYATRI SHARMA**  
 (403) 719-0900

 MaxWell Central  
 403-719-0900

 2131, 2800 Main Street SE, Airdrie , Alberta T4B3G2

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 64	<b>Lease Amount</b> 53.15
<b>Lease Frequency</b> Annually	<b>Lease Term</b> Negotiable	<b>Lease Count</b> 1
<b>Sub Lease</b> 1	<b>Subdivision</b> Sierra Springs	<b>Building Type</b> Shopping Centre
<b>Year Built</b> 2014	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Business	<b>Building Area (Sq. Ft.)</b> 1535.00	<b>Building Area (Sq. M.)</b> 142.60
<b>Construction Type</b> Metal Frame,Stucco	<b>Roof</b> Flat Tile	<b>Foundation</b> Poured Concrete
<b>Cooling</b> Central Air	<b>Heating</b> Forced Air,Natural Gas	<b>Inclusions</b> N/A
<b>Restrictions</b> Landlord Approval,Lease Restriction	<b>Reports</b> Formal Lease	

An exceptional opportunity to acquire a well-established and highly profitable fried chicken franchise with a successful track record of over 10 years. Situated in the high-traffic Sierra Springs Shopping Centre, this business enjoys steady growth with gross annual revenue nearing \$300,000. Surrounded by dense residential communities and major retail outlets, the location benefits from ample parking and upcoming infrastructure upgrades, including the 40th Avenue Interchange, which is set to boost accessibility and traffic flow. The franchise is known for its low overhead, with affordable rent and minimal franchise fees, making it an ideal operation for families or owner-operators. The business is simple to run with systems already in place. Serious inquiries only. Buyers must sign a Confidentiality Agreement (NDA) to access detailed financials and operational information. Please do not approach staff directly.?? Be your own boss and capitalize on this growing, turnkey opportunity!

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

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