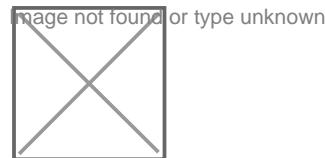


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## #Z-118, 4825 MOUNT ROYAL GATE SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta

**Listing ID:**  
32366

**MLS ID:**  
A2261538

**\$500,000**



 **PARKER XIONG**  
 (403) 402-7123

 Homecare Realty Ltd.  
 587-432-1588

 #Z-118, 4825 Mount Royal Gate SW, Calgary , Alberta T3E 6K6

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Lease Amount</b>
For Lease	127	3200.00
<b>Lease Frequency</b>	<b>Zoning</b>	<b>Subdivision</b>
Monthly	-	Lincoln Park
<b>Year Built</b>	<b>Structure Type</b>	<b>Property Type</b>
2013	Retail	Commercial
<b>Property Sub Type</b>	<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>
Business	n/a	400.00
<b>Building Area (Sq. M.)</b>	<b>Inclusions</b>	<b>Restrictions</b>
37.16	n/a	See Remarks

**Reports**  
None

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====Do not approach store staff about this listing====Exciting Opportunity: Own a Thriving National Asian Food Franchise at Mount Royal University! Seize this rare opportunity to own a well-established nationally recognized Asian food franchise in the bustling Mount Royal University student center food court. Whether you're looking for a career change or an exciting investment, this is your chance to step into a turnkey business with strong brand recognition and proven success. Why This Franchise? "National Brand Power" – Join a franchise with 258+ locations across Canada, backed by professional management and ongoing support. "Comprehensive Training" – Receive two full weeks of expert training to ensure a smooth transition and long-term success. "Prime Location" – High foot traffic from students, faculty, and staff guarantees steady daily sales. "Low Maintenance, High Cash Flow" – Efficient operations with minimal upkeep and strong profit margins. "Hassle-Free Operations" – All utility costs are included in rent, and a fully established supply chain and operating system are already in place. "Work-Life Balance" – No long working hours, making this an ideal business for both seasoned entrepreneurs and first-time owners. "University Population" - Serving over 16,282 students and staff members across the campus daily. This is a rare chance to own a proven, profitable business in a prime location with built-in customer demand. Don't miss out—take the next step toward owning a thriving franchise today!

**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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