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FAST FOOD,RESTAURANT FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
32376


MLS ID:
A2261853

\$800,000



 **ELTON LUI**
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 Century 21 Bravo Realty
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 2500 University Drive NW, Calgary , Alberta T2N 1N4

Transaction Type For Lease	Days On Market 2	Lease Amount 167.40
Lease Frequency Annually	Subdivision University of Calgary	Year Built 1987
Structure Type Institutional	Property Type Commercial	Property Sub Type Business
Building Area (Sq. Ft.) 541.00	Building Area (Sq. M.) 50.26	Inclusions N/A
Restrictions Landlord Approval	Reports Leases	

This is a truly rare opportunity to take over a prime corner unit in the University of Calgary's busy MacEwan Hall food court. Spaces here almost never become available, and it could be years before another chance like this comes along. The business is a well-established Asian concept with a loyal customer base and a menu that appeals to students and staff alike, offering a variety of meats, noodles, rice, and potatoes. Because it's not a franchise, there are no franchise fees or royalties to worry about, giving you full control over operations and keeping more of the profits in your pocket. The setup includes a full commercial kitchen and equipment, making it a smooth operation to run. The current owner, who is retiring, will provide training to make sure the new owner feels comfortable from day one. One of the unique advantages of this location is the natural breaks that come with the university calendar, giving owners a bit of time to breathe during summer and holidays—something you won't find in most food court businesses. The lease is very reasonable compared to other mall food courts, and the landlord is known to be excellent to work with. A five-year renewal option is already in place, giving peace of mind for the future. This business is perfectly suited for a family or hands-on owner-operator looking for a steady, proven concept in a location that is nearly impossible to get into. Potential to change concept in the future with landlord approval. Please note: Do not approach the business or staff directly.

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