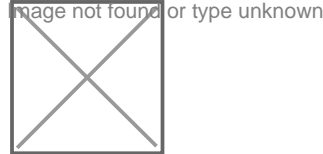


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

0 0 FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
33209


MLS ID:
A2274057

\$249,999



 **ZHI DE JIANG**
 (825) 986-5325

 Royal LePage Benchmark
 403-253-1901

 0 0 , Calgary , Alberta T0T0T0

Transaction Type For Lease	Days On Market 129	Lease Amount 39.00
Lease Frequency Annually	Subdivision Bridgeland/Riverside	Year Built 2022
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Building Area (Sq. Ft.) 1262.00	Building Area (Sq. M.) 117.24	Inclusions All business related assets will stay
Restrictions None Known	Reports None	

This presents a RARE OPPORTUNITY to acquire an ESTABLISHED and FULLY OPERATING RENOWNED HIGH-END INTERNATIONAL BRAND bubble tea business in a CENTRAL CALGARY LOCATION with strong visibility and STREET FRONT EXPOSURE. Buyers can step into a WELL FUNCTIONING BUSINESS with NO BUILD OUT PERIOD, as all equipment fixtures approvals and operational systems are already in place. Compared to opening a new franchise of the same brand, the overall START UP INVESTMENT required for this existing business may be SIGNIFICANTLY LOWER and the TRANSITION TIME MUCH SHORTER, as there is no need to secure a new lease complete construction or obtain new licensing before operating. The current owner will provide full on-board training and has indicated a willingness to assist with a guidance on RENEWAL RELATED MATTERS with the franchisor, resulting in often much better benefits than new franchisee. The buyer will inherit the EXCLUSIVE TERRITORY RIGHTS FOR CALGARY as indicated by the seller, including a RENEWED FRANCHISE AT NO FEE and the possibility of NO INITIAL FRANCHISE FEE FOR FUTURE LOCATIONS WITHIN CALGARY, all subject to franchisor approval. With these combined advantages this offering provides STRONG VALUE for qualified purchasers. Serious inquiries please contact your agent for further information.

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](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. 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.