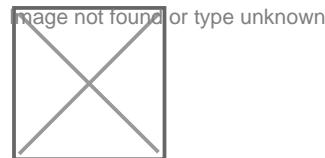


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

FOOD & BEVERAGE , RESTAURANT FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
33786

MLS ID:
A2282184

\$399,000



 **ROB CAMPBELL**
 (403) 542-7253

 CIR Realty
 403-271-0600

 Calgary , Alberta

| | | |
|-------------------------------|---|--------------------------------------|
| Transaction Type | Days On Market | Lease Amount |
| For Lease | 1 | 33.00 |
| Lease Frequency | Building Type | Structure Type |
| Annually | Shopping Centre | Retail |
| Property Type | Property Sub Type | Building Area (Sq. Ft.) |
| Commercial | Business | 2600.00 |
| | Inclusions | |
| Building Area (Sq. M.) | To be mutually agreed to at the time of sale, and attached to the Offer to Purchase as a Schedule "B" | Restrictions |
| 241.55 | | Landlord Approval, Lease Restriction |
| Reports | | |
| None | | |

This well run franchise restaurant is located in a vibrant Calgary community, surrounded by established residential neighborhoods with a strong mix of families and higher income households. The area provides a steady stream of loyal guests who enjoy the comfortable atmosphere, solid menu and family friendly touches that keep them coming back. The business is exceptionally clean, well maintained and fully staffed, making it easy for a new owner to step in with confidence. A large regular clientele includes families with children who love the popular "treasure chest", as well as couples, professionals, and retirees. The sunny patio offers additional seating during the summer months, further boosting sales. Highlights: Strong and steadily growing sales, One of the best run locations within the brand, Situated in a desirable residential area with strong demographics, Established, loyal customer base across all age groups, Fully staffed and turnkey ready, The current owner is committed to assisting with transition, and may be willing to remain on in a service role to personally introduce the new owner to staff, regular guests, and community partners, ensuring a smooth handover and business continuity. The current owners are preparing for retirement after years of successful operation. Their willingness to stay on for a transition period makes this a unique opportunity new owners can quickly establish themselves with the support of an experienced operator who knows the clientele, the systems, and the community. Franchise opportunities of this caliber, with built in mentorship and a proven track record, are rare. Don't miss your chance to step into a profitable, community rooted business with immediate cash flow and excellent growth potential.

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.