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## 180, 3440 69 STREET NW FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
34431

**MLS ID:**  
A2293441

**\$289,000**



 **ANTHONY AU**  
 (403) 903-6123

 KPLI Real Estate Corporation  
 403-554-8453

 180, 3440 69 Street NW, Calgary , Alberta T3B 2J8

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 1	<b>Subdivision</b> Bowness
<b>Year Built</b> 2021	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Business	<b>Building Area (Sq. Ft.)</b> 1218.00	<b>Building Area (Sq. M.)</b> 113.15
<b>Inclusions</b> Equipment List will be provided upon signing the NDA.	<b>Restrictions</b> Call Lister, Landlord Approval	<b>Reports</b> Chattel/Equipment, Financial Statements, Leases, Rent Roll

Excellent opportunity to acquire a well-established and profitable Mexican food franchise in a high-traffic, vibrant area of Calgary. This turnkey business features a 1,218 sq. ft. modern interior, a fully equipped commercial kitchen, and nearly new appliances. It also includes complimentary access to a spacious patio, ideal for seasonal seating. The business benefits from an attractive monthly rent with approximately 7 years and 6 months remaining on the lease, and current operating hours of 11 AM to 9 PM, with potential to extend. Located in a rapidly growing neighborhood with multiple residential condo projects and mixed-use developments coming up directly in front of the plaza, the location offers strong foot traffic and excellent long-term growth potential. \*\*\* This is a Business Assets Sale – Real Estate is not included. \*\*\*

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