



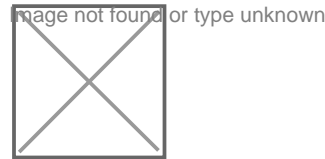
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**Regional Contact**

Kim Uhersky 4036273156 communications@pinchercreek.ca Visit Website

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



Commercial Real Estate > Commercial Property for Lease

**Location**

Calgary, Alberta

**Listing ID:**

34901

**MLS ID:**

A2302449

**\$400,000**



**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> For Lease	<b>Lease Amount</b> 3200.00	<b>Lease Frequency</b> Monthly
<b>Zoning</b> -	<b>Subdivision</b> Lincoln Park	<b>Year Built</b> 2013
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business
<b>Legal Plan</b> n/a	<b>Building Area (Sq. Ft.)</b> 400.00	<b>Building Area (Sq. M.)</b> 37.16
<b>Inclusions</b> N/A	<b>Restrictions</b> See Remarks	<b>Reports</b> Audited Financial Statements

===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!

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