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2131, 2800 MAIN STREET SE FOR LEASE

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Commercial Real Estate > Commercial Property for Lease

Location

Airdrie, Alberta

Listing ID:



35135

MLS ID:


A2308576

\$99,000



 **GAYATRI SHARMA**
 (403) 719-0900

 MaxWell Central
 403-719-0900

 2131, 2800 Main Street SE, Airdrie , Alberta T4B3G2

Transaction Type For Lease	Days On Market 3	Lease Amount 4477.00
Lease Frequency Monthly	Subdivision Sierra Springs	Building Type Shopping Centre
Year Built 2014	Structure Type Retail	Property Type Commercial
Property Sub Type Business	Building Area (Sq. Ft.) 1535.00	Building Area (Sq. M.) 142.60
Construction Type Metal Frame,Stucco	Roof Flat Tile	Foundation Poured Concrete
Cooling Central Air	Heating Forced Air,Natural Gas	Inclusions N/A
Restrictions Landlord Approval,Lease Restriction	Reports Other Documents	

An exceptional opportunity to acquire a well-established and highly profitable fried chicken franchise with a successful track record of over 11 years. Situated in the high-traffic Sierra Springs Shopping Centre, this business enjoys steady growth with gross annual revenue nearing \$300,000. Surrounded by dense residential communities and major retail outlets, the location benefits from ample parking and upcoming infrastructure upgrades, including the 40th Avenue Interchange, which is set to boost accessibility and traffic flow. The franchise is known for its low overhead, with affordable rent and minimal franchise fees, making it an ideal operation for families or owner-operators. The business is simple to run with systems already in place. Serious inquiries only. Buyers must sign a Confidentiality Agreement (NDA) to access detailed financials and operational information. Please do not approach staff directly.?? Be your own boss and capitalize on this growing, turnkey opportunity!

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