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## 4130 250 EAST HILLS SQUARE SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
35222


**MLS ID:**  
A2309250

**\$449,900**



 **KULWINDER GILL**  
 (825) 733-3796

 LPT Realty  
 877-366-2213

 4130 250 East Hills Square SE, Calgary , Alberta T2A 7A7

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 27	<b>Lease Amount</b> 6831.51
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Belvedere	<b>Year Built</b> 2019
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business
<b>Building Area (Sq. Ft.)</b> 1357.00	<b>Building Area (Sq. M.)</b> 126.07	<b>Inclusions</b> n/a
<b>Restrictions</b> None Known	<b>Reports</b> Other Documents	

Turnkey BarBurrito franchise business for sale located in the highly desirable East Hills Shopping Centre in Calgary. Offering approximately 1,357 sq. ft. of well designed space in a busy retail plaza with excellent visibility and strong daily traffic, this is an outstanding opportunity to own a successful and recognized franchise in one of Calgary's growing commercial corridors. This fully operational restaurant features modern leasehold improvements, a functional layout and a well equipped kitchen designed for efficient day to day operations. The business benefits from strong brand recognition, an established customer base and excellent exposure within the shopping centre. East Hills Shopping Centre is anchored by major retailers including Costco, Walmart, Marshalls, Michaels, PetSmart, Dollarama, Cineplex, Mark's, and Sport Chek, attracting consistent customer traffic throughout the day. Convenient access from Stoney Trail and 17th Avenue SE further enhances the location's long term growth potential. Ideal opportunity for both experienced operators and first time business owners looking to step into a proven franchise model with ongoing franchise support. Training and franchise support will be provided to ensure a smooth transition \*Excellent opportunity in a high traffic retail location with strong surrounding anchor tenants and continued area growth\*\*Book your private showing Today\*

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