

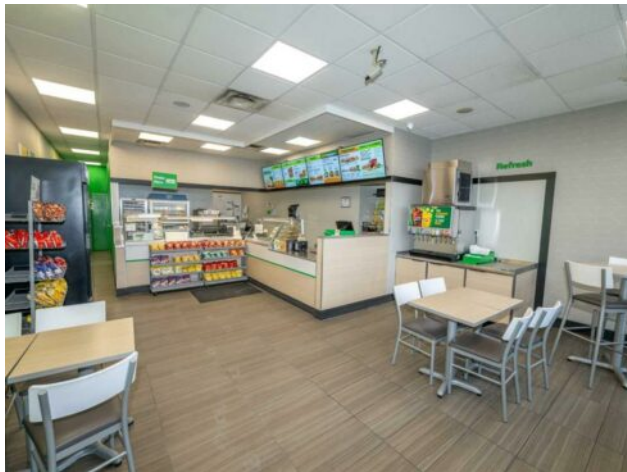


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MLS # A2275142

Calgary, Alberta

\$399,000



|             |                                                   |
|-------------|---------------------------------------------------|
| Division:   | Calgary                                           |
| Type:       | Business                                          |
| Bus. Type:  | Fast Food,Food & Beverage ,Health Food,Restaurant |
| Sale/Lease: | For Lease                                         |
| Bldg. Name: | -                                                 |
| Bus. Name:  | -                                                 |
| Size:       | 1,202 sq.ft.                                      |
| Zoning:     | -                                                 |

|             |                                                   |                |   |
|-------------|---------------------------------------------------|----------------|---|
| Heating:    | -                                                 | Addl. Cost:    | - |
| Floors:     | -                                                 | Based on Year: | - |
| Roof:       | -                                                 | Utilities:     | - |
| Exterior:   | -                                                 | Parking:       | - |
| Water:      | -                                                 | Lot Size:      | - |
| Sewer:      | -                                                 | Lot Feat:      | - |
| Inclusions: | Seller to provide asset list upon accepted offer. |                |   |

Exceptional opportunity to acquire a high-performing and recently renovated franchise with a proven track record in one of the most sought-after and busiest plazas in NE Calgary. This thriving location offers outstanding visibility, constant traffic flow, and a strong presence within a vibrant commercial corridor surrounded by schools, dense residential communities, offices, and complementary retail tenants that consistently drive customer volume. The franchise boasts a modern and efficient layout following recent upgrades, creating a fresh and inviting atmosphere that enhances both customer experience and operational efficiency. Backed by the strength of a globally recognized and powerful brand, this business delivers stable revenues and has demonstrated consistent year-over-year performance. It is fully turnkey and ideally suited for an ambitious family operator or an investor seeking a reliable, income-producing asset in a proven market. The property features a long-term lease with excellent terms, offering security and strong future potential for continued growth. With its renovated interior, established loyal customer base, and exceptional location, this franchise stands out as a rare opportunity to acquire a business that combines stability, brand reputation, and significant upside. A Confidentiality Agreement is required prior to the release of financial information. Please do not disturb staff or visit the business without an appointment. Opportunities of this calibre in premier NE locations are limited. Act quickly to secure this exceptional franchise before it is gone.