

# \$380,000 - N/A, Calgary

MLS® #A2216856

**\$380,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

N/A, Calgary, Alberta

Fantastic opportunity to acquire a well-established Mexican food franchise located in a high-traffic, vibrant area of Calgary. Operating since April 2023, 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 917 sq. ft. patio—ideal for additional seasonal seating. The lease is attractively structured with approximately 96 months remaining, and monthly base rent of \$5,227 plus taxes. Current hours are 11 AM to 9 PM, with potential to extend to 10 PM in alignment with other tenants in the plaza. Situated in a rapidly growing neighbourhood, with over 300 new condos being developed nearby, the location promises increased foot traffic and future growth. This is an excellent opportunity for a hands-on owner-operator or investor.\*\*\*Business asset sale only. Real estate is not included.\*\*\*The locator map is intentionally not placed correctly due to confidentiality\*\*\*Kindly refer to the NDA included in the supplements.\*\*\*To proceed, all interested parties must complete and sign the NDA and provide full buyer details.\*\*\*



Built in 2021

## Essential Information

MLS® #	A2216856
Price	\$380,000

Bathrooms	0.00
Acres	0.00
Year Built	2021
Type	Commercial
Sub-Type	Business
Status	Active

### Community Information

Address	N/A
Subdivision	N/A
City	Calgary
County	Calgary
Province	Alberta

### Additional Information

Date Listed	May 1st, 2025
Days on Market	10

### Listing Details

Listing Office	Greater Property Group
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