



**GRASSROOTS**  
REALTY GROUP

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**39, 8818 Macleod Trail SE  
Calgary, Alberta**

**MLS # A2227485**



**\$325,000**

Division:	Acadia
Type:	Retail
Bus. Type:	Fast Food,Food & Beverage ,Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,335 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	As Per Equipment Lease		

Outstanding chance to acquire a well-known Subway franchise in a prime Southwest Calgary location, featuring approximately \$120,000 in recent renovations. This turnkey business offers excellent visibility within a busy commercial plaza and is surrounded by schools, offices, retail, residential communities, and other strong traffic-generating tenants. The store benefits from a loyal and repeat customer base, strong walk-in traffic, and significant upside for continued growth. Its strategic setting and proven brand recognition make it an ideal opportunity for an owner-operator family business or a savvy investor seeking stable cash flow. Confidentiality agreement is required prior to release of business details. Do not approach staff or ownership directly. All showings are strictly by appointment only. Rare opportunity—contact us today to secure this renovated, money-making Subway franchise.