



**GRASSROOTS**  
REALTY GROUP

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**66 Sage Hill Passage Passage NW**  
**Calgary, Alberta**

**MLS # A2234021**



**\$372,000**

Division:	Sage Hill
Type:	Retail
Bus. Type:	Fast Food,Food & Beverage ,Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,173 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

Exciting opportunity to acquire a recently built, fully operational Sandwich & Burger franchise in the vibrant and growing community of Sage Hill NW. This newly built restaurant, less than a year old, offers a turnkey opportunity with modern leasehold improvements, all-new branded appliances, a 25-seat dining area, and a liquor license to boost revenue potential. Strategically located in a busy shopping plaza surrounded by new residential developments, the business has shown consistent growth and is steadily building a loyal customer base. Whether you're an investor looking to take over a proven operation or an entrepreneur with your own food concept, this flexible space is ready to support your vision. This is an assignment of lease and sale of business only. No real property is included. Confidentiality agreement required and available in supplements. Please do not approach staff or visit the business without scheduling an appointment.