



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2235569**

**Calgary, Alberta**



**\$1,650,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Retail
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	2,800 sq.ft.
<b>Zoning:</b>	Commercial

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**Inclusions:** All furniture, fixtures and equipment are included in the sale.

This information is for one of two locations. Please get in touch for details of the second location. These franchise restaurant locations are well-established with regular clients at each. The stores are immaculate and both are the latest franchise model.. Sales have increased substantially year over year since they opened. It's a great opportunity to buy a 2 businesses which provide positive cash flow from Day 1! PLEASE NOTE THAT BOTH BUSINESSES MUST BE PURCHASED TOGETHER &ndash; THE OWNER WON'T SEPARATE THE PACKAGE.