



**GRASSROOTS**  
REALTY GROUP

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**123 Taco Street NW**  
**Calgary, Alberta**

**MLS # A2238423**



**\$325,000**

|                    |  |
|--------------------|--|
| <b>Division:</b>   | Mount Pleasant   |
| <b>Type:</b>       | Business   |
| <b>Bus. Type:</b>  | Deli/Catering, Fast Food, Food & Beverage, Health Food, Restaurant |
| <b>Sale/Lease:</b> | For Lease  |
| <b>Bldg. Name:</b> | -  |
| <b>Bus. Name:</b>  | -  |
| <b>Size:</b>       | 1,093 sq.ft.   |
| <b>Zoning:</b>     | -  |

|                    |  |                       |   |
|--------------------|--|-----------------------|---|
| <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>      | - |
| <b>Inclusions:</b> | Equipment List will be provided upon signing the NDA |                       |   |

Fantastic opportunity to acquire a well-established Mexican food franchise in a high-traffic, vibrant area of Calgary! Surrounded by schools and offices, this turnkey operation offers 1,093 sq. ft. of functional space, ideal for dine-in and takeout service. The lease is attractively structured with approximately 16 months remaining along with two additional 5-year renewal options. Extra storage is available in the basement. There is also potential to expand by adding another franchise concept. \*\*\* A Non-Disclosure Agreement (NDA) is required prior to the release of detailed financials and business information. \*\*\* This is a Business Asset Sale &ndash; Real Estate is not included. \*\*\*