



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2238423**



**\$325,000**

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

|             |  |                |   |
|-------------|--|----------------|---|
| Heating:    | -  | Addl. Cost:    | - |
| Floors:     | -  | Based on Year: | - |
| Roof:       | -  | Utilities:     | - |
| Exterior:   | -  | Parking:       | - |
| Water:      | -  | Lot Size:      | - |
| Sewer:      | -  | Lot Feat:      | - |
| Inclusions: | 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 a rent of \$5596/month, 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. \*\*\*