



**GRASSROOTS**  
REALTY GROUP

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1820, 80 Mahogany Road SE  
Calgary, Alberta

MLS # A2243211



**\$360,000**

Division:	Mahogany
Type:	Retail
Bus. Type:	Fast Food,Food & Beverage ,Ice Cream/Frozen Yogurt ,Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	Meltwich Food Co.
Size:	1,273 sq.ft.
Zoning:	-
Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

**Inclusions:** Seller to provide asset list upon request.

Exciting opportunity to own a rapidly growing Burger and Sandwich franchise located in the heart of Mahogany, one of Calgary's most sought-after lake communities. This six-month-old restaurant is situated in a high-traffic retail plaza surrounded by thriving residential developments and popular anchor tenants, offering exceptional exposure and long-term growth potential. The space features a brand-new, modern build-out with premium equipment and stylish finishes, comfortably seating up to 35 guests. Backed by a strong North American franchise brand, the business has already begun building a loyal customer base in the community. This turnkey operation is ideal for owner-operators or investors looking for a stable and scalable food business with systems already in place and excellent lease terms secured. With the added potential of obtaining a liquor license, there is significant room for increased revenue and future expansion. This is an assignment of lease and sale of business only&mdash;no real property included. Please do not approach staff or visit the business without scheduling an appointment. NDA required for further information.