



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2250585**

**Calgary, Alberta**

**\$159,900**



<b>Division:</b>	Calgary
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	Deli/Catering, Fast Food, Food & Beverage , Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	114,952 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>	N/A		

Prime QSR Franchise Opportunity in High-Traffic West Springs. Discover a turnkey opportunity in one of Calgary's most desirable communities. This established quick-service restaurant (QSR) franchise is strategically positioned on 85 St SW in the vibrant West Springs community, benefiting from exceptional density, high visibility, and consistent foot traffic. The 1,200 sq. ft. facility is fully equipped for success, featuring a 12-foot canopy for prominent branding, a complete kitchen with a walk-in cooler and freezer, and is situated in a thriving commercial plaza. A unique advantage of this offering is the flexibility for an operator to continue the proven franchise model or exercise the option to terminate the agreement and convert the location to an independent concept. For detailed information on permitted uses within the plaza and to schedule a confidential viewing, please contact the listing agent. Please respect the ongoing business; all inquiries and tours are by appointment only. Do not approach on-site staff.