



**GRASSROOTS**  
REALTY GROUP

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456 Street  
Calgary, Alberta

MLS # A2252522



**\$629,000**

Division: West Springs

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,200 sq.ft.

Zoning: CR

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 3.17 Acres

Sewer: -

Lot Feat: -

Inclusions: The equipment list

2 Turnkey Fresh Sandwich and Wraps Franchise Opportunity in South Calgary An excellent opportunity to own one of the recognized and profitable franchise brands in a prime, high-traffic location in South West Calgary. This turnkey business includes a well-established multinational fast-food franchise specializing in sandwiches and wraps&mdash;widely recognized as the fastest-growing franchise in the world. It is known for its quality, convenience, and loyal customer base. Situated in a vibrant retail and residential area, the location offers excellent visibility and strong foot traffic, supported by anchor tenants and key nearby amenities. With a rapidly growing neighborhood featuring new residential developments, this business is perfectly positioned for continued success and expansion. This franchise resale is ideal for an owner-operator or investor looking to step into a proven, high-traffic business with powerhouse brands and major growth potential in a booming Calgary neighborhood