



GRASSROOTS
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

4130, 4250 109 Avenue NE
Calgary, Alberta

MLS # A2260405



\$399,000

Division: Saddle Ridge

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,201 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Contact listing agent for complete list of assets

Own the first Chai Sutta Bar in Canada — a rare turnkey franchise opportunity in NE Calgary. This corporate-owned location is fully built-out with established operations, trained staff, and a growing customer base. Ideal for an entrepreneur who wants to step into a proven concept — no site-finding, no renovation headaches, and no lengthy staff training. Corporate support and an established operational system make expansion easy. Full franchise package, financials and corporate documents available to qualified buyers. Offers considered subject to corporate approval.