



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2261353**

**Calgary, Alberta**



**\$289,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Deli/Catering, Fast Food, Food & Beverage , Health Food, Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,093 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>	Equipment List will be provided upon signing the NDA		

Great opportunity to own a popular Mexican food franchise located in a lively, high-traffic area of Calgary! Well-positioned near schools and offices, this turnkey business features 1,093 sq. ft. of efficient space perfectly suited for both dine-in and takeout customers, plus additional basement storage. The current lease is very favorable, with rent at \$5,596/month, approximately 16 months remaining, and two optional 5-year renewals available. There is also exciting potential to expand by introducing another franchise brand. \*\*\* A signed Non-Disclosure Agreement (NDA) is required before releasing financials and business details. \*\*\* Business Asset Sale &ndash; Real Estate not included. \*\*\*