



GRASSROOTS
REALTY GROUP

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**2500 University Drive NW
Calgary, Alberta**

MLS # A2261853



\$800,000

Division: University of Calgary

Type: Business

Bus. Type: Fast Food, Restaurant

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 541 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

This is a truly rare opportunity to take over a prime corner unit in the University of Calgary's busy MacEwan Hall food court. Spaces here almost never become available, and it could be years before another chance like this comes along. The business is a well-established Asian concept with a loyal customer base and a menu that appeals to students and staff alike, offering a variety of meats, noodles, rice, and potatoes. Because it's not a franchise, there are no franchise fees or royalties to worry about, giving you full control over operations and keeping more of the profits in your pocket. The setup includes a full commercial kitchen and equipment, making it a smooth operation to run. The current owner, who is retiring, will provide training to make sure the new owner feels comfortable from day one. One of the unique advantages of this location is the natural breaks that come with the university calendar, giving owners a bit of time to breathe during summer and holidays—something you won't find in most food court businesses. The lease is very reasonable compared to other mall food courts, and the landlord is known to be excellent to work with. A five-year renewal option is already in place, giving peace of mind for the future. This business is perfectly suited for a family or hands-on owner-operator looking for a steady, proven concept in a location that is nearly impossible to get into. Potential to change concept in the future with landlord approval. Please note: Do not approach the business or staff directly.