

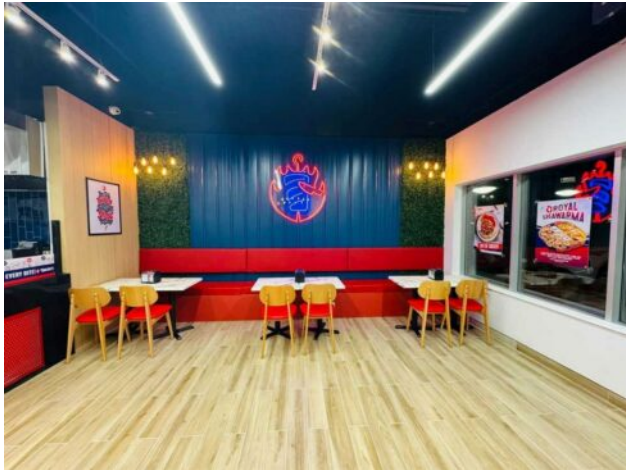


GRASSROOTS
REALTY GROUP

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MLS # A2272652

Calgary, Alberta



\$399,000

Division:	Calgary
Type:	Business
Bus. Type:	Fast Food,Food & Beverage ,Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,307 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Asset List to be provided before closing		

Discover an exceptional opportunity to acquire a well-established Greek restaurant franchise located in one of Calgary NE's busiest, high-traffic plazas and it can also be converted to any concept upon landlord's approval. The restaurant features 1,307 sq. ft. of well-designed space, 2 bathrooms, brand-new appliances, and a premium 14 ft. commercial hood, making it ideal for food operations. The unit also includes 24 seats for dine-in service, and the entire plaza offers ample full customer parking with a direct road-facing view that enhances visibility for any business. Buyers also have flexibility to change the use (subject to landlord approval), offering long-term potential beyond the current franchise. This turnkey operation allows buyers to bypass the \$750,000+ investment required to build a new restaurant from scratch. Fully built out just 11 months ago, the business is already performing at par, and royalties are currently waived, providing immediate savings for the new owner. Location is Surrounded by top-tier anchor tenants including Sobeys, Scotiabank, TD Bank, and several other national brands, this location benefits from massive daily footfall and strong visibility from a major intersection. The unit also faces Notre Dame High School, providing a steady flow of students, staff, and local families throughout the day. With 9 years remaining on the lease and monthly rent that includes operating costs, this is a low-risk, high-value opportunity to secure a fully built-out restaurant space in a thriving commercial hub — available at a fraction of typical startup costs. Key Highlights: * Turnkey Greek restaurant franchise in Calgary NE * 1,307 sq. ft. with 2 bathrooms * All brand-new appliances included * 14 ft. commercial hood — perfect for any food concept * 24-seat capacity for dine-in service * Option to change use with landlord approval * Surrounded

by major anchors: Sobeys, Scotiabank, TD Bank & more * Faces Notre Dame High School — heavy daily traffic * Full plaza parking and direct visibility from major road * Long-term lease with 9 years remaining