



**GRASSROOTS**  
REALTY GROUP

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12445 Lake Fraser Drive  
Calgary, Alberta

MLS # A2277475



**\$149,900**

Division: Lake Bonavista

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 250 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: none

Outstanding business opportunity located in the heart of the highly frequented South Farmer's Market Mall. This prime location benefits from heavy foot traffic, consistently staying busy with a loyal customer base during lunch hours and throughout the weekends. A significant advantage for any operator is the all-inclusive monthly rent, which already covers both utilities and GST, allowing for predictable and simplified financial management. While the business currently operates on a four-day schedule from Thursday to Sunday, there is massive growth potential for a motivated new owner. Revenue can be significantly increased by utilizing non-business days for third-party delivery services like SkipTheDishes and Uber Eats, or by expanding into the lucrative catering market. This is a rare chance to take over a stable operation with a proven track record while holding the keys to further expansion