



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

MLS # A2280754

Calgary, Alberta



\$325,000

Division:	Calgary
Type:	Retail
Bus. Type:	Fast Food,Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,893 sq.ft.
Zoning:	-

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: As per Equipment/Asset List

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Rare opportunity to own a highly desirable Subway franchise in a high-traffic shopping commercial Plaza in Calgary having major anchor tenants there. Successfully operated for many years, this well-established location generates annual sales exceeding \$625K. Recently renovated with a \$130K investment, the store features a modern look and comes with a new 5-year lease valid until 2030, with a monthly base rent of \$6,783. This turnkey business is ideal for families or entrepreneurs looking to enter the Subway franchise system. Located in a prime retail plaza with excellent visibility, it offers a steady flow of customers and strong growth potential. To qualify for purchase, buyers must have a minimum of \$125K available for a down payment. Serious inquiries only—confidentiality agreement required before receiving further details. No walk-ins or unannounced visits. Contact us today to learn more!