



**GRASSROOTS**  
REALTY GROUP

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

914, 10474 Cityscape Drive NE  
Calgary, Alberta

MLS # A2284388



**\$524,990**

<b>Division:</b>	Cityscape
<b>Type:</b>	Business
<b>Bus. Type:</b>	Fast Food, Food & Beverage, Health Food, Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	Holy Shakes
<b>Size:</b>	2,240 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>	-

**Inclusions:** An asset list will be provided after the offer is accepted.

1.3 million in Yearly Revenue | One of the Kind Concept | Profitable Turnkey Business Look at this exceptional opportunity to own a profitable Business franchise Holy Shakes in Cityscape, Calgary. This well-established and uniquely designed business with a modern touch and a partially open kitchen concept is a turnkey business ready for its next owner. Located in a busy shopping center Cityscape Square full of Anchored Tenants from gas station Dollar Ramma, Mc Donalds, Sanjha Punjab and many more. The store benefits from high visibility, consistent foot traffic, and a dedicated customer base. The 2240 sq ft Corner unit built in 2 bays is fully equipped and efficiently running since Aug 2023. The long-term lease, secured until May 2033, offers great stability. With strong brand recognition and robust franchise support, this is a perfect fit for both experienced entrepreneurs and those new to business ownership. Full training and support are provided to ensure a smooth transition.