



**MLS # A2298980**

**Calgary, Alberta**



**\$345,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Food & Beverage ,Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	988 sq.ft.
<b>Zoning:</b>	-

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

An excellent opportunity to acquire a well-established dessert and brunch franchise located in a high-traffic area of NW Calgary. This 988 sq. ft. space is ideally positioned within a vibrant and fast-growing community, surrounded by numerous multi-residential developments and a strong mix of complementary tenants, creating consistent foot traffic and a built-in customer base. The business operates under a recognized franchise brand with multiple locations across Ontario, Quebec, and British Columbia, offering strong brand presence and proven operational systems. This makes it an attractive opportunity for both first-time operators and experienced business owners seeking a scalable and supported concept. The current lease offers competitive rent of \$6,332.31 per month, including operating costs, property taxes, one dedicated parking stall, and GST. The lease is secured until July 31, 2027, with an option to renew for an additional five-year term, providing future stability and flexibility. The efficient layout is well-suited for a high-performing dessert and brunch concept, with potential to further grow sales through menu expansion, local marketing, and operational optimization. Located in one of NW Calgary's rapidly developing areas, this business is positioned to benefit from continued population growth and increasing demand in the surrounding community. This is an asset sale only and does not include any real estate. The name, location and any additional information of the business will be disclosed only to serious, qualified buyers under confidentiality.