



GRASSROOTS
REALTY GROUP

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

180, 3440 69 Street NW
Calgary, Alberta

MLS # A2305239



\$289,000

Division:	Bowness
Type:	Retail
Bus. Type:	Fast Food,Food & Beverage ,Health Food,Residential ,Retail
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,245 sq.ft.
Zoning:	-

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Asset list will be provided.

An exciting opportunity is available for those looking to enter the thriving food industry with a well-established Mexican fast-food franchise in the heart of the vibrant Bowness community. Located in a high-traffic retail plaza with excellent visibility, this turnkey business offers a seamless transition for aspiring entrepreneurs to take over a flourishing operation with a strong brand reputation and a loyal customer base. The restaurant is fully equipped with a meticulously designed layout and state-of-the-art equipment, supported by a proven business model and ongoing corporate headquarters' guidance. What sets this location apart is its incredible growth potential through its outdoor amenities and licensing. The property features an existing patio space where the square footage is already included in the base rent, meaning a new owner can immediately boost capacity and sales simply by adding furniture. Furthermore, the establishment is fully licensed to serve alcohol and beer for both dine-in and patio service, providing a massive advantage for increasing revenue during Calgary's busy summer months. With a competitive lease agreement and a prime position in a high-demand neighborhood, this is an exceptional opportunity to own a successful business with clear pathways for expansion. Interested parties are encouraged to contact their preferred realtor to learn more and take the first step toward fulfilling their entrepreneurial aspirations.