



GRASSROOTS
REALTY GROUP

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2507 21 Avenue
Coaldale, Alberta

MLS # A2142472



\$489,900

Division:	NONE
Type:	Business
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	Bar Burrito Franchise
Bus. Name:	-
Size:	1,066 sq.ft.
Zoning:	Highway Commercial C-2

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	All Equipments		

BAR BURRITO Franchise in Coaldale, AB is now for sale. Located just 15 minutes from Lethbridge at the busy intersection of 21st Avenue, this prime location offers excellent visibility and high traffic. Surrounded by McDonalds, Tim Hortons, and Fas Gas Plus, Anchor tenants in the plaza include KFC, and The Chopped Leaf. With proximity to schools, nurseries, and a nearby hardware store that attracts construction workers, this location is primed for continued growth. The upcoming new school and ongoing subdivision development in the area further enhance the potential for increased business opportunities. Close to Highway 3 and more. Great Business with High Sales Volume. Approximately 3 months for franchise approval and training. New Franchisee will be required to take up the lease.