



GRASSROOTS
REALTY GROUP

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2124, 55 Skyview Ranch Road
Calgary, Alberta

MLS # A2170962



\$199,900

Division: Skyview Ranch

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,093 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: See Schedule A

Seize the opportunity with this turnkey fried chicken restaurant, a cherished fixture in the community, renowned for its crispy, flavorful chicken and homemade sides. Located in a high-traffic area with excellent visibility and ample parking, the restaurant draws both loyal locals and new visitors. Included with the sale is a fully equipped commercial kitchen, featuring deep fryers, grills, refrigeration, and more, plus a spacious, modern dining area with comfortable furnishings for dine-in customers. While the franchise itself is not transferable, the sale provides a built-out restaurant, ready for operation, with all necessary equipment in place. The business has an established takeout and delivery service, ensuring a consistent customer base. The total rent is \$4,380 per month, and the space can be reimagined for almost any type of food business. Located near residential and commercial areas, this prime location offers growth potential through extended hours, catering services, or menu expansion. It's a rare opportunity for both seasoned restaurateurs and newcomers to step into a profitable, well-reviewed business.