



**GRASSROOTS**  
REALTY GROUP

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**D2136, 901 64 Avenue NE  
Calgary, Alberta**

**MLS # A2172246**



**\$249,900**

<b>Division:</b>	Deerfoot Business Centre
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Fast Food, Food & Beverage, Restaurant, Retail
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	MeltWich Food Co.
<b>Size:</b>	1,269 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	N/A

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	-
<b>Lot Feat:</b>	-

**LOCATION !!! LOCATION !!! LOCATION !!!** Don't Miss the exciting Opportunity to acquire a Thriving Burger and Sandwich Franchise in Calgary's most vibrant retail hub with celebrated eateries, seasonal celebrations and year-round entertainment. - Turnkey Opportunity! Here's your chance to step into the lucrative world of fast-casual dining with this exceptional opportunity to own and operate a well-established Burger and Sandwich franchise in Calgary. Nestled within a vibrant retail plaza, this business enjoys heavy foot traffic from nearby retail outlets, industrial and office neighbourhoods, ensuring a steady stream of customers throughout the day. Key Features:

1. Established Brand: Join the ranks of a rapidly expanding franchise with a strong presence across North America, known for its mouthwatering burgers and sandwiches that keep customers coming back for more.
2. Prime Location: Strategically positioned in a bustling retail plaza in Calgary, this restaurant benefits from high visibility and accessibility, drawing in patrons from nearby businesses, industrial office areas, and beyond.
3. Turnkey Operation: Take advantage of a fully equipped establishment featuring a meticulously designed layout and top-of-the-line equipment, making it easy for new owners to hit the ground running without the hassle of extensive setup.
4. Growth Potential: Capitalize on the momentum of a growing franchise and tap into the thriving food scene in Calgary, with ample opportunities for expansion and increased market share.
5. Competitive Lease: Secure your investment with a favourable lease agreement boasting competitive rates and favourable terms, providing stability and financial peace of mind.
6. Training and Support: Benefit from comprehensive training and ongoing support from the franchise headquarters, ensuring a smooth transition and continued

success under your ownership.

Why Invest in this

Burger and Sandwich Franchise? 1. Proven Track Record: Join a franchise with a proven track record of success and a dedicated customer base, offering a tried-and-tested business model for long-term profitability. 2. Prime Market Position: Capitalize on Calgary's thriving food scene and the ever-growing demand for quality fast-casual dining experiences, positioning yourself as a go-to destination for burger and sandwich enthusiasts. 3. Low Overhead, High Returns: With a well-negotiated lease and efficient operations, this business offers a rare combination of low overhead costs and high profit margins, maximizing your return on investment. Don't miss out on this exceptional opportunity to own and operate a thriving Burger and Sandwich franchise in one of Calgary's busiest retail plazas. Contact your favourite realtor today to learn more about this turnkey opportunity and take the first step towards fulfilling your entrepreneurial aspirations !!!