



GRASSROOTS
REALTY GROUP

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

**Z133-Z133A, 4825 4825 Mt Royal Gate
Calgary, Alberta**

MLS # A2183713



\$279,900

Division: Lincoln Park

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 355 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Fantastic opportunity to own and operate a national fast-food franchise in the busy food court of Mount Royal University where you don't need to worry about vandalism or theft or cleaning of washroom and dining area! How about enjoying two months (July, August) off as the University closes during the summertime so you can have a unique balance of work and life! This business combines a strategic location with the advantages of a well-established brand! The current owner has successfully operated it since 1997 with consistent performance and profitability, but now they are ready to retire and pass on this thriving opportunity to a new owner! The mandatory modernization was done in early 2024 with extensive renovations and equipment upgrades to meet the franchiser's standard to keep up the current trend! This is a turnkey operation, ideal for entrepreneurs seeking a stable and profitable business in a vibrant community! Best value! Don't miss it! Please respect the operation of the business, and do not visit without prior appointment!