



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2198485**

**Calgary, Alberta**



**\$505,000**

|                    |                      |
|--------------------|----------------------|
| <b>Division:</b>   | Calgary              |
| <b>Type:</b>       | Retail               |
| <b>Bus. Type:</b>  | Fast Food,Restaurant |
| <b>Sale/Lease:</b> | For Lease            |
| <b>Bldg. Name:</b> | -                    |
| <b>Bus. Name:</b>  | -                    |
| <b>Size:</b>       | 1,395 sq.ft.         |
| <b>Zoning:</b>     | -                    |

|                    |                             |                       |   |
|--------------------|-----------------------------|-----------------------|---|
| <b>Heating:</b>    | -                           | <b>Addl. Cost:</b>    | - |
| <b>Floors:</b>     | -                           | <b>Based on Year:</b> | - |
| <b>Roof:</b>       | -                           | <b>Utilities:</b>     | - |
| <b>Exterior:</b>   | -                           | <b>Parking:</b>       | - |
| <b>Water:</b>      | -                           | <b>Lot Size:</b>      | - |
| <b>Sewer:</b>      | -                           | <b>Lot Feat:</b>      | - |
| <b>Inclusions:</b> | As per Asset/Equipment List |                       |   |

Rare opportunity to own a highly desirable and profitable Subway franchise in a high-traffic shopping area near Calgary. Successfully operated for many years, this well-established location generates annual sales exceeding \$500K. Recently renovated with a \$130K investment, the store features a modern look and comes with a new 10-year lease valid until 2035, with a monthly base rent of \$4,417.50. This turnkey business is ideal for families, investors, or entrepreneurs looking to enter the Subway franchise system. Located in a prime retail hub with excellent visibility, it offers a steady flow of customers and strong growth potential. To qualify for purchase, buyers must have a minimum of \$200K available for a down payment. Serious inquiries only&mdash;confidentiality agreement required before receiving further details. No walk-ins or unannounced visits. Contact us today to learn more!