



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2206956**

**Calgary, Alberta**



**\$299,000**

**Division:** Calgary  
**Type:** Business  
**Bus. Type:** Restaurant  
**Sale/Lease:** For Lease  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 1,741 sq.ft.  
**Zoning:** -

<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>	-

**Inclusions:** All Business Fixtures as seen in property, Negotiable

An exceptional opportunity to own a well-established franchise restaurant at one of Calgary's busiest intersections, with over 26,000 vehicles passing daily. This corner unit offers incredible visibility and a loyal, repeat customer base. Serving a popular mix of quick-service Asian cuisine and subs, the restaurant benefits from consistent foot traffic, making it a hot spot for both local residents and students. Strategically located near multiple schools, this location enjoys regular lunch orders from nearby students, adding a steady stream of business. The surrounding residential areas further boost the potential for continued success and growth. The 1,700 sq. ft. space is fully equipped to handle high-volume service and is designed to provide an efficient yet inviting dining experience. The business is for sale with the assignment of the lease—no real property is being sold. Please note: Do not approach staff or the business directly. This is a rare opportunity to own one of the most prime restaurant locations in Calgary!