



## 3440 69 Street Calgary Alberta

\$289,000

Fantastic opportunity to acquire a well-established Mexican food franchise located in a high-traffic, vibrant area of Calgary. Operating since April 2023, this turnkey business features a 1,218 sq. ft. modern interior, a fully equipped commercial kitchen, and nearly new appliances. It also includes complimentary access to a spacious 917 sq. ft. patio—ideal for additional seasonal seating. The lease is attractively structured with approximately 96 months remaining. Current hours are 11 AM to 9 PM, with potential to extend in align with other tenants and demographics. Situated in a rapidly growing neighborhood, with over 300 new condos being developed, the location promises increased foot traffic and future growth. This is an excellent opportunity for a hands-on owner-operator or investor. \*\*\*Lease transfer fee is included in the selling price\*\*\* and \*\*\*Franchise fee will be extra.\*\*\* \*\*\* A non-disclosure agreement (NDA) is required prior to releasing detailed financials and business information. \*\*\* This is a Business Assets Sale - Real Estate is not included. \*\*\* (id:6769)

Listing Presented By:



Originally Listed by:  
First Place Realty

**RE/MAX Realty Professionals**

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