

# \$380,000 - N/A, Calgary

MLS® #A2216856

**\$380,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

N/A, Calgary, Alberta

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, and monthly base rent of \$5,227 plus taxes. 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. \*\*\* 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. \*\*\*



Built in 2021

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2216856  |
| Price     | \$380,000 |
| Bathrooms | 0.00      |

|            |            |
|------------|------------|
| Acres      | 0.00       |
| Year Built | 2021       |
| Type       | Commercial |
| Sub-Type   | Business   |
| Status     | Active     |

### Community Information

|             |         |
|-------------|---------|
| Address     | N/A     |
| Subdivision | N/A     |
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 52            |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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