

\$349,999 - 180, 3440 69 Street Nw, Calgary

MLS® #A2238360

\$349,999

0 Bedroom, 0.00 Bathroom, 1,218 sqft

Business on 0.00 Acres

Bowness, 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. 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:6289)



Built in 2021

Essential Information

Listing # A2238360

Price \$349,999

Bathrooms	0.00
Square Footage	1,218
Acres	0.00
Year Built	2021
Type	Business

Community Information

Address	180, 3440 69 Street Nw
Subdivision	Bowness
City	Calgary
Province	Alberta
Postal Code	T3B2J8

Listing Details

Listing Office First Place Realty



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