

123 Taco Street NW  
Calgary, Alberta

MLS # A2233259



# \$325,000

Division:	Mount Pleasant
Type:	Business
Bus. Type:	Deli/Catering, Fast Food, Food & Beverage, Health Food, Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,093 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Equipment List will be provided upon signing the NDA		

Fantastic opportunity to acquire a well-established Mexican food franchise in a high-traffic, vibrant area of Calgary! Surrounded by schools and offices, this turnkey operation offers 1,093 sq. ft. of functional space, ideal for dine-in and takeout service. The lease is attractively structured with approximately 16 months remaining and a monthly base rent of \$5,595.61 (including all taxes and basement rent), along with two additional 5-year renewal options. Extra storage is available in the basement. There is also potential to expand by adding another franchise concept. \*\*\* A Non-Disclosure Agreement (NDA) is required prior to the release of detailed financials and business information. \*\*\* This is a Business Asset Sale &ndash; Real Estate is not included. \*\*\*