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MLS # A2198485

Calgary, Alberta



**\$505,000**

|             |                      |
|-------------|----------------------|
| Division:   | Calgary              |
| Type:       | Retail               |
| Bus. Type:  | Fast Food,Restaurant |
| Sale/Lease: | For Lease            |
| Bldg. Name: | -                    |
| Bus. Name:  | -                    |
| Size:       | 1,395 sq.ft.         |
| Zoning:     | -                    |

|             |                             |                |   |
|-------------|-----------------------------|----------------|---|
| Heating:    | -                           | Addl. Cost:    | - |
| Floors:     | -                           | Based on Year: | - |
| Roof:       | -                           | Utilities:     | - |
| Exterior:   | -                           | Parking:       | - |
| Water:      | -                           | Lot Size:      | - |
| Sewer:      | -                           | Lot Feat:      | - |
| Inclusions: | As per Asset/Equipment List |                |   |

Rare opportunity to own a highly desirable and profitable Subway franchise in a high-traffic shopping area near Calgary. Successfully operated for many years, this well-established location generates annual sales exceeding \$500K. Recently renovated with a \$130K investment, the store features a modern look and comes with a new 10-year lease valid until 2035, with a monthly base rent of \$4,417.50. This turnkey business is ideal for families, investors, or entrepreneurs looking to enter the Subway franchise system. Located in a prime retail hub with excellent visibility, it offers a steady flow of customers and strong growth potential. To qualify for purchase, buyers must have a minimum of \$200K available for a down payment. Serious inquiries only&mdash;confidentiality agreement required before receiving further details. No walk-ins or unannounced visits. Contact us today to learn more!