$365,000 - 180, 3440 69 Street Nw, Calgary

MLS® #A2238360

$365,000

0 Bedroom, 0.00 Bathroom, Commercial 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. patioâ€"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 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 â€" Real Estate is not included. ***

Built in 2021

Essential Information

MLS® #	A2238360
Price	$365,000
Bathrooms	0.00

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

Community Information

Address	180, 3440 69 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2J8

Additional Information

Date Listed	July 22nd, 2025
Days on Market	13

Listing Details

Listing Office	First Place Realty