# \$505,000 - N/A, Calgary

MLS® #A2198485

### \$505,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

N/A, Calgary, Alberta

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 onlyâ€"confidentiality agreement required before receiving further details. No walk-ins or unannounced visits. Contact us today to learn more!

Built in 2009

#### **Essential Information**

MLS® # A2198485

Price \$505,000

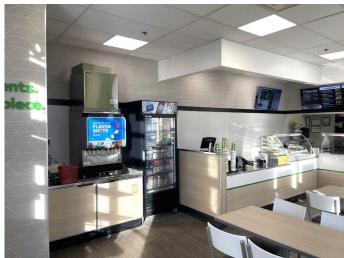
Bathrooms 0.00 Acres 0.00

Year Built 2009

Type Commercial

Sub-Type Retail







Status Active

## **Community Information**

Address N/A Subdivision N/A

City Calgary
County Calgary
Province Alberta

#### **Additional Information**

Date Listed March 2nd, 2025

Days on Market 176

### **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

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