

\$600,000 - #z-118, 4825 Mount Royal Gate Sw, Calgary

MLS® #A2261538

\$600,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Lincoln Park, Calgary, Alberta

===Do not approach store staff about this listing===
Exciting Opportunity: Own a Thriving National Asian Food Franchise at Mount Royal University!

Seize this rare opportunity to own a well-established nationally recognized Asian food franchise in the bustling Mount Royal University student center food court. Whether you're looking for a career change or an exciting investment, this is your chance to step into a turnkey business with strong brand recognition and proven success.

Why This Franchise?

"National Brand Power" â€“ Join a franchise with 258+ locations across Canada, backed by professional management and ongoing support.

"Comprehensive Training" â€“ Receive two full weeks of expert training to ensure a smooth transition and long-term success.

"Prime Location" â€“ High foot traffic from students, faculty, and staff guarantees steady daily sales.

"Low Maintenance, High Cash Flow" â€“ Efficient operations with minimal upkeep and strong profit margins.

"Hassle-Free Operations" â€“ All utility costs are included in rent, and a fully established supply chain and operating system are already in place.

"Work-Life Balance" â€“ No long working hours, making this an ideal business for both



seasoned entrepreneurs and first-time owners.

"University Population" - Serving over 16,282

students and staff members across the

campus daily.

This is a rare chance to own a proven,
profitable business in a prime location with

built-in customer demand. Don't miss

out - take the next step toward owning a

thriving franchise today!

Built in 2013

Essential Information

MLS® #	A2261538
Price	\$600,000
Bathrooms	0.00
Acres	0.00
Year Built	2013
Type	Commercial
Sub-Type	Business
Status	Active

Community Information

Address	#z-118, 4825 Mount Royal Gate Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6K6

Additional Information

Date Listed	October 2nd, 2025
Days on Market	21
Zoning	-

Listing Details

Listing Office	Homecare Realty Ltd.
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.