

# \$349,999 - 180, 3440 69 Street Nw, Calgary

MLS® #A2238360

**\$349,999**

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. patio—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 fee is included in the selling price\*\*\* 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 — Real Estate is not included. \*\*\*



Built in 2021

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2238360  |
| Price  | \$349,999 |

|            |            |
|------------|------------|
| 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 | 105             |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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