

# \$500,000 - #z-118, 4825 Mount Royal Gate Sw, Calgary

MLS® #A2261538

**\$500,000**

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      | \$500,000  |
| 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 | 33                |
| Zoning         | -                 |

### Listing Details

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

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