

**123 Peirogies Station S**  
**Calgary, Alberta**

**MLS # A2245906**



**\$190,000**

|                    |                                         |
|--------------------|-----------------------------------------|
| <b>Division:</b>   | Bayview                                 |
| <b>Type:</b>       | Business                                |
| <b>Bus. Type:</b>  | Fast Food, Food & Beverage , Restaurant |
| <b>Sale/Lease:</b> | For Lease                               |
| <b>Bldg. Name:</b> | -                                       |
| <b>Bus. Name:</b>  | -                                       |
| <b>Size:</b>       | 1,145 sq.ft.                            |
| <b>Zoning:</b>     | -                                       |

|                  |   |                       |   |
|------------------|---|-----------------------|---|
| <b>Heating:</b>  | - | <b>Addl. Cost:</b>    | - |
| <b>Floors:</b>   | - | <b>Based on Year:</b> | - |
| <b>Roof:</b>     | - | <b>Utilities:</b>     | - |
| <b>Exterior:</b> | - | <b>Parking:</b>       | - |
| <b>Water:</b>    | - | <b>Lot Size:</b>      | - |
| <b>Sewer:</b>    | - | <b>Lot Feat:</b>      | - |

**Inclusions:** Equipment List will be available upon signing a NDA.

Fantastic opportunity to own a well-established Pierogi franchise located in a busy and vibrant area of Calgary. This turnkey operation offers a modern and inviting 1,145 sq. ft. space, perfectly suited for dine-in and takeout service. The business benefits from strong brand recognition and a loyal customer base, with a remaining lease term of approximately 99 months at a highly competitive rate of around \$6,200/month, including all operating costs. Ideal for an owner-operator or investor looking to step into a growing franchise with excellent support and training provided. Don't miss this chance to be part of a thriving culinary concept! \*\*\* To proceed further, all interested parties are required to sign the NDA and view the business in person before receiving detailed information, as per the Seller's request. \*\*\* This is a Business Assets Sale &ndash; Real Estate is not included. \*\*\*