

**#Z-118, 4825 Mount Royal Gate SW**  
**Calgary, Alberta**

**MLS # A2261538**



**\$600,000**

**Division:** Lincoln Park

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 400 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

===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" &ndash; Join a franchise with 258+ locations across Canada, backed by professional management and ongoing support. "Comprehensive Training" &ndash; Receive two full weeks of expert training to ensure a smooth transition and long-term success. "Prime Location" &ndash; High foot traffic from students, faculty, and staff guarantees steady daily sales. "Low Maintenance, High Cash Flow" &ndash; Efficient operations with minimal upkeep and strong profit margins. "Hassle-Free Operations" &ndash; All utility costs are included in rent, and a fully established supply chain and operating system are already in place. "Work-Life Balance" &ndash; 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&ndash;take the next step toward owning a thriving franchise today!