

# \$365,000 - 180, 3440 69 Street Nw, Calgary

MLS® #A2238360

**\$365,000**

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 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	\$365,000
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	13

### Listing Details

Listing Office	First Place Realty
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