

**1820, 80 Mahogany Rd SE  
Calgary, Alberta**

**MLS # A2212719**



**\$419,000**

<b>Division:</b>	Mahogany
<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>	1,273 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>	-
<b>Inclusions:</b>	Seller to provide asset list upon request.		

Exciting opportunity to own a well-known Burger and Sandwich franchise located in one of Calgary's most sought-after lake communities—Mahogany! Situated in a bustling retail plaza with high foot traffic, this six-month-old restaurant is fully built-out with brand-new, top-tier equipment and a stylish, modern interior that seats up to 35 guests. The franchise is rapidly growing across North America and is already earning a loyal local customer base. Surrounded by thriving residential developments and popular anchors, the location offers tremendous exposure and long-term growth potential. Turnkey operation with strong systems in place and excellent lease terms. Liquor license potential adds even more upside to this already profitable venture. Perfect for owner-operators or investors looking for a stable and scalable food business. Please do not approach staff or visit the business without scheduling an appointment. NDA required. Sale includes business and lease assignment only. No real property included.