

\$600,000 - #z-118, 4825 Mount Royal Gate Sw, Calgary

MLS® #A2261538

\$600,000

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	\$600,000
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	15
Zoning	-

Listing Details

Listing Office	Homecare Realty Ltd.
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