

JUST REDUCED



PROPERTY DETAILS

Asking Price	\$799,900 \$650,000
Unit Size	1,300 SF
Lease Term	Expires September 30, 2026
Current Rent	\$30 PSF with 2x 5-year Options
Op Costs	\$8.00 PSF
Total Monthly Rent:	\$4,116.67
Zoning	Highway Commercial

- **Turnkey Fast-Service Burger Restaurant with Drive-Thru** – Fully operational with established customer base.
- **Highway 2 Exposure** – Up to 55,000 vehicles/day; prime visibility and access.
- **Co-Located with National Gas Station & C-Store** – Consistent daily foot traffic.
- **Part of Growing Mixed-Use Development** – Includes 12 acres of high-density residential; 3.8 acres under development.
- **Strong Local Demographics** – 35,000+ residents within 5 km, 55,000+ within 10 km.
- **Great Owner-Operator or Franchise Opportunity** – Easy entry into a proven market.



Mahmud Rahman VP /Associate

P 403.930.8651

E mrahman@blackstonecommercial.com

Davin Rowe Business Strategy Advisor

P 587.896.1142

E drowe@blackstonecommercial.com

Unit A210
9705 Horton Road SW
Calgary, Alberta T2V 2X5
P 403.214.2344

BlackstoneCommercial.com

Triple O's Burgers

Franchise Opportunity - Central Alberta Community
Business + Assets



Unit A210
9705 Horton Road SW
Calgary, Alberta T2V 2X5
P 403.214.2344

BlackstoneCommercial.com

Mahmud Rahman VP /Associate

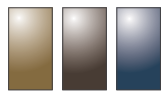
P 403.930.8651

E mrahman@blackstonecommercial.com

Davin Rowe Business Strategy Advisor

P 587.896.1142

E drowe@blackstonecommercial.com



Blackstone
Commercial Real Estate Services Inc.

Triple O's Burgers

Franchise Opportunity - Central Alberta Community
Business + Assets



BlackstoneCommercial.com

For more information, please contact one of our associates.

This document has been prepared by Blackstone Commercial for advertising and general information only. Although information has been obtained from sources deemed reliable, Blackstone Commercial and / or their representatives, brokers or agents make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Blackstone Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. © 2025, All rights reserved. This document is the copyrighted property of Blackstone Commercial.



Mahmud Rahman VP /Associate

P 403.930.8651

E mrahman@blackstonecommercial.com



Davin Rowe Business Strategy Advisor

P 587.896.1142

E drowe@blackstonecommercial.com

Unit A210
9705 Horton Road SW
Calgary, Alberta T2V 2X5
P 403.214.2344

BlackstoneCommercial.com