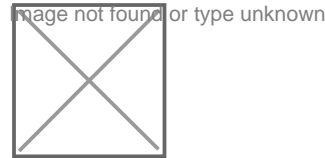


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

STEP INTO OWNERSHIP OF THIS WELL-ESTABLISHED DONAIR AND SHAWARMA RESTAURANT, PROUDLY SERVING THE...



Commercial Real Estate > Commercial Property for Lease

Location

Calgary, Alberta

Listing ID:


30408



MLS ID:


A2217321

\$199,000



 **JIM LEE**
 (403) 617-0438

 Century 21 Bravo Realty
 403-250-2882

 Calgary , Alberta

Transaction Type For Lease	Days On Market 15	Lease Amount 5400.00
Lease Frequency Monthly	Building Type Retail	Year Built 2003
Structure Type Retail	Property Type Commercial	Property Sub Type Business
Building Area (Sq. Ft.) 1075.00	Building Area (Sq. M.) 99.87	Inclusions Seller to provide asset list
Restrictions Landlord Approval	Reports Financial Statements	

Step into ownership of this well-established Donair and Shawarma restaurant, proudly serving the community for over 21 years. Located in a mature, high-traffic neighbourhood in Southwest Calgary, this profitable and consistently performing business generates over \$550,000 in annual gross sales—year after year! The restaurant enjoys a loyal customer base with strong repeat business. Recently renovated and offering seating for 35+ guests, it presents an ideal opportunity for a family-run or partnership operation. Lease security: 3 years remaining with an additional 5-year option with affordable rent: Only \$5,400/month (including operating costs) Training included: Seller will provide 2 weeks of hands-on training to ensure a smooth transition for the new buyer! Don't build from the ground up—step into a thriving operation with proven success!

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