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FOOD & BEVERAGE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Calgary, Alberta



Listing ID:
30997


MLS ID:
A2232011

\$150,000



 **SHAH KHAN**
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 B111, 14919 DEER RIDGE Drive SE, Calgary , Alberta T2J 7C4

Transaction Type For Lease	Title Leasehold	Days On Market 71
Lease Amount 4606.00	Lease Frequency Monthly	Lease Term Renewal Option
Zoning BUSINESS	Subdivision Deer Ridge	Year Built 1970
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Business
Building Area (Sq. Ft.) 994.00	Building Area (Sq. M.) 92.34	Inclusions IN THE ATTACHED SUPPLEMENTS
Restrictions Call Lister	Reports Audited Financial Statements, Chattel/Equipment, Crop Leases, Financial Statements	

Excellent opportunity to own a well-established Prairie Donair shop in the high-traffic Deer Point Plaza, located in Calgary's southeast community of Deer Ridge. This 994 sq ft shop features a modern, well-maintained interior with dine-in and take-out service, positioned in a busy retail center with strong anchor tenants and ample parking. The business enjoys consistent sales, a loyal customer base, and excellent visibility from major roadways. Ideal for investors or owner-operators looking for a profitable and reputable food service location. The monthly rent is \$4,606, with operating costs averaging \$4,000–\$4,500 and utilities estimated at \$400–\$500 (including internet, phone, gas, electricity, and alarm). Ample parking is available on-site, though no designated spots are assigned. The franchise structure includes 5% in royalties and a 1% marketing fee, with a one-time \$3,000 franchise transfer fee applicable to the buyer. A complete list of equipment included in the sale, along with fair market values, will be provided. Any items excluded from the sale will be listed separately. The most recent 6 months of POS sales reports are available (via Global POS), along with two years of accountant-prepared financials. The franchise agreement and business plan (if available) can also be shared upon request.

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