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123 DONAIR AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
31041


MLS ID:
A2231576

\$99,000



 **CHAN HU**
 (403) 585-4466

 Royal LePage Mission Real Estate
 403-457-4292

 123 Donair Avenue , Calgary , Alberta T2E 6M6

Transaction Type For Lease	Days On Market 11	Lease Amount 3050.00
Lease Frequency Monthly	Subdivision Highfield	Building Type Retail
Year Built 1990	Structure Type Retail	Property Type Commercial
Property Sub Type Business	Building Area (Sq. Ft.) 1193.00	Building Area (Sq. M.) 110.83
Inclusions N/A	Restrictions Call Lister	Reports Call Lister

Located in a bustling industrial area, this profitable Donair shop presents a fantastic opportunity for a family-run business or an ambitious owner-operator. The business benefits from low rent, excellent street exposure, and plenty of on-site parking, ensuring easy access for customers and staff alike. Equipped with a walk-in cooler, the shop is well set up for efficient food prep and storage, making it easier to handle increased volume or an expanded menu. Currently open Monday to Friday, 10 AM to 3 PM, the limited hours support a desirable work-life balance, yet offer significant room for growth. Opening earlier, staying open later, or adding weekend hours could easily generate more income. The shop has strong potential to diversify, with room to add popular items such as pizza or other grab-and-go options to serve the surrounding workforce. With the current owner focusing on other business ventures, this is a rare opportunity to acquire a turnkey operation at a low cost. If you're looking for a manageable, profitable small restaurant with room to grow and a strategic location, this is the chance you've been waiting for.

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