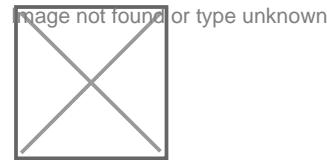


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

EXCELLENT OPPORTUNITY TO ACQUIRE A WELL-ESTABLISHED SHAWARMA RESTAURANT LOCATED IN A BUSY MALL FOOD...



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
34939


MLS ID:
A2303401

\$125,000



 **SATYAM BANSAL**
 (587) 971-7998

 TREC The Real Estate Company
 403-270-4060

 Calgary , Alberta

Transaction Type For Lease	Days On Market 9	Lease Amount 3435.00
Lease Frequency Monthly	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Building Area (Sq. Ft.) 470.00	Building Area (Sq. M.) 43.66
Inclusions Seller to provide asset list upon accepted offer.	Restrictions Call Lister	Reports None

Excellent opportunity to acquire a well-established shawarma restaurant located in a busy mall food court in NE Calgary. This 470 sq. ft. turnkey operation is fully built-out and ready for a new owner to take over with minimal downtime. The business offers a popular menu including shawarma, donair, falafel, and grill items, serving both dine-in and takeout customers. The location benefits from consistent foot traffic within the mall, providing steady exposure and customer flow. Current lease includes 4 years remaining with an option to renew, offering long-term stability. This opportunity is ideal for an owner-operator or investor, with flexibility to bring your own brand and concept or continue operating as is in a proven location. Confidential listing – further details available upon request.

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