



GRASSROOTS
REALTY GROUP

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B111, 14919 DEER RIDGE Drive SE
Calgary, Alberta

MLS # A2232011



\$150,000

Division:	Deer Ridge
Type:	Business
Bus. Type:	Food & Beverage
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	Prairie Donair Calgary Deer Ridge
Size:	994 sq.ft.
Zoning:	BUSINESS
Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Heating: -
Floors: -
Roof: -
Exterior: -
Water: -
Sewer: -
Inclusions: IN THE ATTACHED SUPPLEMENTS

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.