

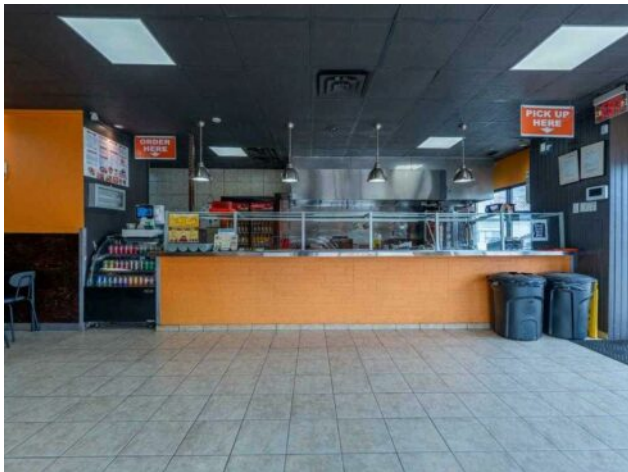


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

MLS # A2241190

Calgary, Alberta



\$315,000

Division: Calgary
Type: Retail
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 1,793 sq.ft.
Zoning: -

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Seller to provide asset list upon request.		

Take over a well-established, highly-rated restaurant with a proven 13+ year track record and a stellar reputation—boasting over 1k Google reviews. This busy Shawarma & Donair spot is a go-to lunch destination, especially for nearby professionals, and enjoys strong repeat business. Located on a high-traffic main road with excellent visibility, the space features 50 seats, a large open dining area, and an installed sound system, making it ideal for dine-in service, private functions, or community events. The restaurant is clean, freshly painted, and shows pride of ownership. With very low rent, no franchise restrictions, and a trained team in place, it's a turnkey operation for any buyer looking to step into a solid, revenue-generating business. There's also huge untapped potential to add a sheesha lounge, ghost kitchen, or expand the menu to increase income. Sale includes business and lease assignment only — no real estate. NDA required. Please do not visit or approach staff directly.