



GRASSROOTS

REALTY GROUP

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#1336, 3800 Memorial Drive NE
Calgary, Alberta

MLS # A2303401



\$99,000

Division: Marlborough

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 470 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 accepted offer.

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.