



GRASSROOTS
REALTY GROUP

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MLS # A2339767

Calgary, Alberta

\$624,900



Division: Calgary
Type: Business
Bus. Type: Restaurant
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 1,940 sq.ft.
Zoning: -

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	See Remarks		

ESTABLISHED SHAWARMA RESTAURANT BUSINESS FOR SALE – NE CALGARY Excellent opportunity to acquire a well-established and profitable SHAWARMA restaurant business operating from the same location for over 18 years, with the original owner successfully running the business since its establishment. Situated in approximately 2,000 sq. ft., the restaurant offers seating for approximately 62 guests and operates 7 days a week, serving breakfast, lunch, and dinner. The business has built a strong reputation and loyal customer base over the years, benefiting from consistent repeat clientele and steady customer traffic. The menu features a popular selection of shawarma, falafel, kebabs, wraps, Pita and other Middle Eastern favourites, along with an established catering business, providing multiple revenue streams. The business generates approximately \$1.2M–\$1.4M in average annual gross sales, with reported annual net cash flow of approximately \$130,000–\$140,000 after employee wages, subject to verification by the purchaser. The operation is supported by approximately 4 full-time and 4 part-time employees, providing an established staffing structure for a new owner. Monthly rent and operating costs are approximately \$6,400, offering an attractive occupancy cost relative to the size and reported sales volume. With 18+ years of operating history, strong sales, established clientele, experienced staff, dine-in capacity, takeout and catering revenue, this is an excellent opportunity for an owner-operator, experienced restaurateur, or investor looking to acquire an established food-service business in NE Calgary. Current Lease expires in 2 years and Option to Renew for another 10 years .