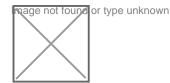


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

FOOD & BEVERAGE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 30997

MLS ID: A2232011

\$150,000



 $\stackrel{\circ}{\simeq}$ Shah Khan

(403) 291-4440

□ CIR Realty

403-291-4440

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B111, 14919 DEER RIDGE Drive SE, Calgary , Alberta T2J 7C4

Transaction Type

For Lease

Title

Leasehold

Days On Market

22

Lease Amount

4606.00

Lease Frequency

Monthly

Lease Term

Renewal Option

ZoningBUSINESS

Subdivision
Deer Ridge

Year Built 1970

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Business

Building Area (Sq. Ft.)

994.00

Building Area (Sq. M.)

92.34

Inclusions

IN THE ATTACHED SUPPLEMENTS

Reports

Restrictions

Call Lister

Audited Financial

Statements, Chattel/Equipment, Crop

Leases, Financial Statements

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.

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