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## FOOD & BEVERAGE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
30997


**MLS ID:**  
A2232011

**\$150,000**



 **SHAH KHAN**  
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 CIR Realty  
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 B111, 14919 DEER RIDGE Drive SE, Calgary , Alberta T2J 7C4

<b>Transaction Type</b> For Lease	<b>Title</b> Leasehold	<b>Days On Market</b> 22
<b>Lease Amount</b> 4606.00	<b>Lease Frequency</b> Monthly	<b>Lease Term</b> Renewal Option
<b>Zoning</b> BUSINESS	<b>Subdivision</b> Deer Ridge	<b>Year Built</b> 1970
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business
<b>Building Area (Sq. Ft.)</b> 994.00	<b>Building Area (Sq. M.)</b> 92.34	<b>Inclusions</b> IN THE ATTACHED SUPPLEMENTS
<b>Restrictions</b> Call Lister	<b>Reports</b> 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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