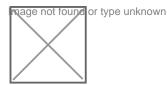


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 123 DONAIR AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 31041

MLS ID: A2231576

\$84,000



- <sup>△</sup> CHAN HU
- **(403)** 585-4466
- Royal LePage Mission Real Estate
- **403-457-4292**
- 123 Donair Avenue, Calgary, Alberta T2E 6M6

**Transaction Type** 

**Lease Frequency** 

For Lease

**Days On Market** 

3050.00

Lease Amount

Subdivision Highfield

63

Retail

**Building Type** Retail

Monthly

Year Built 1990

Structure Type

Building Area (Sq. Ft.)

**Property Type** Commercial

**Property Sub Type** 

**Business** 1193.00 Building Area (Sq. M.)

110.83

Inclusions

N/A

Restrictions Call Lister

Reports Call Lister

Located in a bustling industrial area, this profitable Donair shop presents a fantastic opportunity for a family-run business or an ambitious owner-operator. The business benefits from low rent, excellent street exposure, and plenty of on-site parking, ensuring easy access for customers and staff alike. Equipped with a walk-in cooler, the shop is well set up for efficient food prep and storage, making it easier to handle increased volume or an expanded menu. Currently open Monday to Friday, 10 AM to 3 PM, the limited hours support a desirable work-life balance, yet offer significant room for growth. Opening earlier, staying open later, or adding weekend hours could easily generate more income. The shop has strong potential to diversify, with room to add popular items such as pizza or other grab-and-go options to serve the surrounding workforce. With the current owner focusing on other business ventures, this is a rare opportunity to acquire a turnkey operation at a low cost. If you're looking for a manageable, profitable small restaurant with room to grow and a strategic location, this is the chance you've been waiting for.

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