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## 123 DONAIR AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease




**Location**  
Calgary, Alberta



**Listing ID:**  
31041


**MLS ID:**  
A2231576

**\$84,000**



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 Royal LePage Mission Real Estate  
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 123 Donair Avenue , Calgary , Alberta T2E 6M6

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 63	<b>Lease Amount</b> 3050.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Highfield	<b>Building Type</b> Retail
<b>Year Built</b> 1990	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Business	<b>Building Area (Sq. Ft.)</b> 1193.00	<b>Building Area (Sq. M.)</b> 110.83
<b>Inclusions</b> N/A	<b>Restrictions</b> Call Lister	<b>Reports</b> 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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