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FAST FOOD, FOOD & BEVERAGE , HEALTH FOOD, RESTAURANT FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location

Calgary, Alberta

Listing ID:



31911



MLS ID:


A2251912

\$149,999



 **SAM PATEL**
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 First Place Realty
 403-547-8401

 B111, 14919 Deer Ridge Drive SE, Calgary , Alberta T2Z 2L4

Transaction Type For Lease	Days On Market 190	Lease Amount 4606.00
Lease Frequency Monthly	Lease Term Renewal Option	Lease Term Remaining 76
Subdivision McKenzie Towne	Building Type Strip Mall	Structure Type Retail
Property Type Commercial	Property Sub Type Business	Building Area (Sq. Ft.) 994.00
Building Area (Sq. M.) 92.34	Inclusions Equipment List available on signing the NDA	Restrictions Call Lister, Landlord Approval

Reports

Chattel/Equipment, Financial
Statements, Formal Lease, Information
Package

Excellent opportunity to own a well-established Prairie Donair shop in a high-traffic location within Calgary's vibrant southeast community. This 994 sq. ft. business features a modern, well-maintained interior offering both dine-in and take-out services. Ideally situated in a busy retail centre with strong anchor tenants and ample on-site parking, the shop benefits from excellent visibility and steady customer traffic. The business boasts consistent sales, a loyal customer base, and a prime location with exposure from major roadways—making it an attractive option for investors or owner-operators. The monthly rent is \$4,606 (including operating costs and property taxes), with utilities estimated at approximately \$500/month (covering internet, phone, gas, electricity, and alarm system). Franchise terms include a 5% royalty and 1% marketing fee, with a one-time \$3,000 transfer fee payable by the buyer. A full list of included equipment with fair market values will be provided, along with details of any excluded items. Don't miss this chance to acquire a profitable and reputable food service business in a thriving retail location. *****THIS IS BUSINESS ASSETS SALE ONLY , PROPERTY IS NOT INCLUDED!*****

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