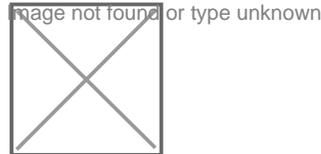


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

FAST FOOD, FOOD & BEVERAGE , RESTAURANT FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
32877

MLS ID:
A2270892

\$249,000



 **RAMESH VERMA**
 (403) 547-4102

 Real Estate Professionals Inc.
 403-547-4102

 Calgary , Alberta

Transaction Type For Lease	Days On Market 102	Lease Amount 5500.00
Lease Frequency Monthly	Year Built 1999	Structure Type Retail
Property Type Commercial	Property Sub Type Business	Building Area (Sq. Ft.) 1300.00
Building Area (Sq. M.) 120.77	Inclusions Asset List to be provided before closing	Restrictions None Known
Reports None		

Fantastic opportunity to acquire a well-established Shawarma restaurant in Calgary SW, fully staffed and operating smoothly—perfect for both hands-on owners and investors. This prime downtown location attracts steady foot traffic, loyal repeat customers, and excellent reviews thanks to its great-tasting shawarma, donair, popular chicken wings, fries, samosa, loaded fries, poutine and strong reputation in the area. The business is truly turnkey, with a reliable team in place who are willing to continue under the new ownership, making the transition seamless. Known for its late-night weekend hours, freshly prepared in-house food and consistent demand, this is an ideal opportunity for someone passionate about this cuisine or an investor seeking a stable, easy-to-run operation. Confidentiality agreement required. Huge potential from the newly build homes plus more apartments coming in the vicinity. PLEASE DO NOT APPROACH STAFF OR VISIT THE BUSINESS WITHOUT AN APPOINTMENT.

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