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123 DONAIR AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease

**Location**

Calgary, Alberta

Listing ID:

33439

MLS ID:

A2277063

\$79,000



👤 **CHAN HU**

✉ (403) 585-4466

🏢 Royal LePage Mission Real Estate

✉ 403-457-4292

📍 123 Donair Avenue , Calgary , Alberta T2E 6M6

Transaction Type	Days On Market	Lease Amount
For Lease	3	3050.00
Lease Frequency	Subdivision	Building Type
Monthly	Highfield	Retail
Year Built	Structure Type	Property Type
1990	Retail	Commercial
Property Sub Type	Building Area (Sq. Ft.)	Building Area (Sq. M.)
Business	1193.00	110.83
Inclusions	Restrictions	Reports
N/A	Call Lister	Call Lister

Excellent opportunity to acquire a well-established and profitable quick-service restaurant (QSR) located in the heart of Calgary's Highfield industrial hub. This business serves as a primary lunch destination for a massive captive audience of local trades, warehouse staff, and office workers. Operating with a streamlined menu focused on high-margin deli and Mediterranean-style fare, the business offers a rare "lifestyle" schedule for the food industry, currently operating primarily during weekday lunch hours. The sale includes all high-quality commercial kitchen equipment, furniture, and fixtures. Situated near the future Green Line LRT station and major arteries like Blackfoot Trail, this location offers long-term stability and significant upside for a new owner-operator to expand into corporate catering. 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. 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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