

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:**  
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

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 3	<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

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..

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.