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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

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|--------------------------------------|---|---|
| <b>Transaction Type</b><br>For Lease | <b>Days On Market</b><br>128              | <b>Lease Amount</b><br>3050.00          |
| <b>Lease Frequency</b><br>Monthly    | <b>Subdivision</b><br>Highfield           | <b>Building Type</b><br>Retail          |
| <b>Year Built</b><br>1990            | <b>Structure Type</b><br>Retail           | <b>Property Type</b><br>Commercial      |
| <b>Property Sub Type</b><br>Business | <b>Building Area (Sq. Ft.)</b><br>1193.00 | <b>Building Area (Sq. M.)</b><br>110.83 |
| <b>Inclusions</b><br>N/A             | <b>Restrictions</b><br>Call Lister        | <b>Reports</b><br>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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