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## 11722 104 AVENUE NW FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Edmonton, Alberta


**Listing ID:**  
35569


**MLS ID:**  
A2318332

**\$99,000**



 **KIRAT BAWA**  
 (780) 450-6300

 MaxWell Polaris  
 780-450-6300

  
11722 104 Avenue NW, Edmonton , Alberta T5K 2P3

<b>Transaction Type</b> For Sale	<b>Zoning</b> BE	<b>Subdivision</b> Oliver
<b>Year Built</b> 2020	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Business	<b>Building Area (Sq. Ft.)</b> 774.00	<b>Building Area (Sq. M.)</b> 71.91
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> Financial Statements

\*Do not approach staff\* Established & profitable donair and shawarma restaurant for sale in Edmonton! This well-maintained, owner-operated business offers a fantastic turnkey opportunity in a proven food category with strong local demand. The restaurant features a welcoming dining area, efficient kitchen setup with commercial equipment, and excellent street-front visibility in a busy retail plaza surrounded by residential and commercial development. The business benefits from steady repeat clientele, take-out and delivery traffic, and favourable lease terms already in place. Ideal for an owner-operator or family-run operation looking for consistent income in a simple, easy-to-manage model. Training can be provided to ensure a smooth transition.

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