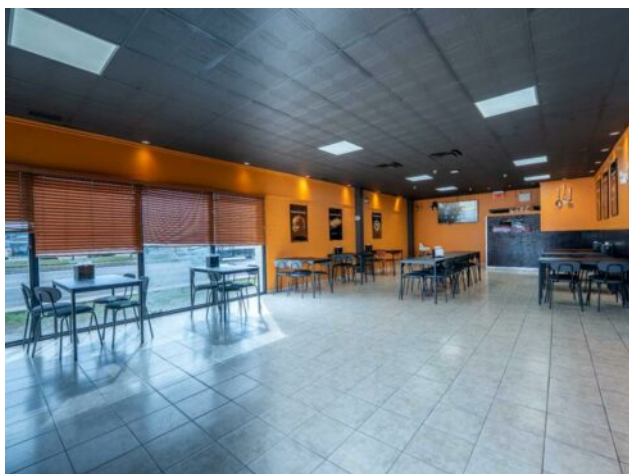


Unit 1, 5147 20 Avenue SE
Calgary, Alberta

MLS # A2206412



\$399,000

Division: Forest Lawn

Type: Business

Bus. Type: Fast Food, Food & Beverage, Restaurant

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,793 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Seller to provide asset list upon request.

Don't miss this rare opportunity to own a highly-rated Shawarma & Donair restaurant with over 950 Google reviews and a reputation as one of the most popular lunch spots in town. Operating successfully for 13 years, this well-established restaurant has built a strong base of loyal, repeat customers, especially among professionals working nearby. Located on a high-traffic main road with excellent visibility, the restaurant offers 50 seats and a large open area perfect for hosting small events or private parties. A sound system is already installed, and the space was recently painted and is well maintained. The diverse, wide menu caters to various tastes, and there's huge potential to add a sheesha cafe or ghost kitchen to increase revenue. With no franchise fees, affordable rent, and trained staff in place, this is a true turnkey opportunity for anyone looking to step into a profitable and growing food business. Training will be provided for a smooth transition. Please do not approach staff or visit the business without an appointment. NDA required. Sale includes business and lease assignment only. No real property included.