

**MLS # A2249334**
**Calgary, Alberta**

**\$249,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Retail
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	919 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	Seller to provide asset/equipment list		

Prime Location &ndash; Established Donair Business for Sale! What a spot! Located in a bustling neighborhood plaza next to a national anchor tenant and directly across from NW High School, this well-loved Donair shop has been serving up fresh, fast, and delicious meals for over 8 years. Fully equipped with a commercial kitchen, canopy hood, grill top, deep fryers, and a walk-in cooler &mdash; everything you need to hit the ground running is already in place. Enjoy strong daytime traffic from high school students and consistent support from the surrounding mature residential communities. With extended hours now serving the SkipTheDishes, Uber Eats, and the DoorDash crowd, there's even more potential to grow. This 919 sq. ft. space is easy to manage with part-time staff or perfect for a husband/wife team or family-run operation. Rent is affordable at under \$3,400/month including operating costs &mdash; a rare find in a high-traffic location like this. Why start from scratch when you can walk into a turnkey business with a loyal customer base and strong earning potential? Call your favorite commercial Realtor to tour this business today!