

**MLS # A2262012****Calgary, Alberta****\$249,900**

<b>Division:</b>	Calgary
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Deli/Catering, Fast Food, Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,236 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>	Appendix "a"		

An exceptional opportunity awaits to acquire a busy and well-established Middle Eastern deli located in a high-traffic area within the NE quadrant. This thriving business has been a neighborhood staple for over 20 years, known for its extensive menu that includes shawarma, donair, and a variety of other beloved Middle Eastern dishes. With a strong reputation built on quality, consistency, and excellent service, the deli enjoys a large and loyal customer base that supports both its retail operations and growing catering services. The establishment is fully turnkey and includes all fixtures, equipment, and proprietary recipes that have been perfected and cherished over the years. The interior is thoughtfully designed with ample patron seating and a well-laid-out space that eliminates inefficiencies and maximizes operational flow. Currently in year three of a very competitive lease, the business also offers an option to renew, providing long-term stability for a new owner. Whether you choose to continue with the current, highly popular menu or introduce new concepts (subject to landlord approval), the space and location offer plenty of room for growth. Given its excellent visibility, proven performance, and established reputation, this deli presents a rare and valuable opportunity for both experienced operators and first-time buyers alike. A signed Confidentiality Agreement is required to receive further details, including the exact location, financial information, and operational specifics.