

**MLS # A2267070****Calgary, Alberta****\$99,990**

<b>Division:</b>	Calgary
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Fast Food,Food & Beverage ,Health Food
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,130 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>	SEE SUPPLEMENTS		

Extremely rare opportunity to acquire a well-established gourmet donair and shawarma shop operating since 1997. Situated in a thriving, high-traffic SE Calgary retail plaza within an established and upscale community, surrounded by major anchor tenants and steady customer flow. Approximately 1,130 sq. ft. offering dine-in, take-out, delivery, and catering. The shop is well maintained, fully equipped, and completely turn-key, with all equipment owned and debt-free. Renowned for authentic, house-made recipes including a signature donair meat mix and hot sauce. Over 4 stars on Google with a loyal customer base built through years of word-of-mouth reputation. The retiring owner will provide training to ensure a smooth transition, with staff willing to stay and recipes included. An excellent opportunity for an owner-operator to carry on a long-standing Calgary favourite and grow the business through modern marketing and social media. Opportunities like this are rare—reach out today for more information!