

**MLS # A2270892****Calgary, Alberta****\$249,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Fast Food,Food & Beverage ,Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,300 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>	-

**Inclusions:** Asset List to be provided before closing

Fantastic opportunity to acquire a well-established Shawarma restaurant in Calgary SW, fully staffed and operating smoothly—perfect for both hands-on owners and investors. This prime downtown location attracts steady foot traffic, loyal repeat customers, and excellent reviews thanks to its great-tasting shawarma, donair, popular chicken wings, fries, samosa, loaded fries, poutine and strong reputation in the area. The business is truly turnkey, with a reliable team in place who are willing to continue under the new ownership, making the transition seamless. Known for its late-night weekend hours, freshly prepared in-house food and consistent demand, this is an ideal opportunity for someone passionate about this cuisine or an investor seeking a stable, easy-to-run operation. Confidentiality agreement required. Huge potential from the newly build homes plus more apartments coming in the vicinity. PLEASE DO NOT APPROACH STAFF OR VISIT THE BUSINESS WITHOUT AN APPOINTMENT.