

**31, 240 Midpark Way SE
Calgary, Alberta****MLS # A2272613****\$184,900**

Division:	Midnapore
Type:	Retail
Bus. Type:	Butcher,Deli/Catering,Food & Beverage ,Retail
Sale/Lease:	For Lease
Bldg. Name:	Midnapore Mall
Bus. Name:	Arabi Shawarma & Grill YYC
Size:	1,612 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Inventory not included		

Excellent opportunity to acquire a turn-key Shawarma restaurant located in the desirable community of Midnapore, Calgary SE. This well-established quick-service restaurant offers strong visibility within a busy retail plaza surrounded by residential neighbourhoods, schools, and major commercial anchors. The space features a functional layout with a fully equipped kitchen, Shawarma equipment, prep area, ventilation, and front service counter. Designed for efficiency, this location supports dine-in, take-out, and delivery operations. The restaurant is clean, well-maintained, and ready for new ownership with all equipment, furniture & fixtures included. Ample customer parking, easy access from major roadways, and consistent foot and vehicle traffic make this an ideal opportunity for an owner-operator or an expanding brand. A great chance to operate in a high-demand area with excellent growth potential.