

**123 Donair Avenue  
Calgary, Alberta**

**MLS # A2277063**

**\$79,000**



**Heating:**

-

**Addl. Cost:**

-

**Floors:**

-

**Based on Year:**

-

**Roof:**

-

**Utilities:**

-

**Exterior:**

-

**Parking:**

-

**Water:**

-

**Lot Size:**

-

**Sewer:**

-

**Lot Feat:**

-

**Inclusions:** N/A

Excellent opportunity to acquire a well-established and profitable quick-service restaurant (QSR) located in the heart of Calgary's Highfield industrial hub. This business serves as a primary lunch destination for a massive captive audience of local trades, warehouse staff, and office workers. Operating with a streamlined menu focused on high-margin deli and Mediterranean-style fare, the business offers a rare "lifestyle" schedule for the food industry, currently operating primarily during weekday lunch hours. The sale includes all high-quality commercial kitchen equipment, furniture, and fixtures. Situated near the future Green Line LRT station and major arteries like Blackfoot Trail, this location offers long-term stability and significant upside for a new owner-operator to expand into corporate catering. The shop has strong potential to diversify, with room to add popular items such as pizza or other grab-and-go options to serve the surrounding workforce. If you're looking for a manageable, profitable small restaurant with room to grow and a strategic location, this is the chance you've been waiting for..