

**123 Donair Avenue
Calgary, Alberta**

MLS # A2277063



\$79,000

Division: Highfield

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,193 sq.ft.

Zoning: -

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..