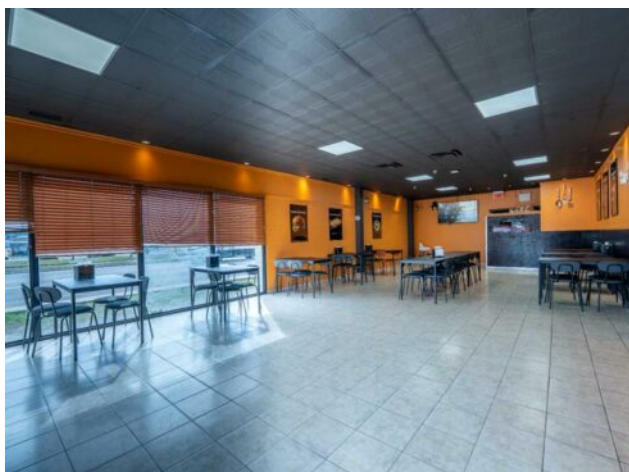


**Unit 1, 5147 20 Avenue SE
Calgary, Alberta**

MLS # A2206412



\$399,000

Division:	Forest Lawn
Type:	Business
Bus. Type:	Fast Food,Food & Beverage ,Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,793 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Seller to provide asset list upon request.		

Don't miss this rare opportunity to own a highly-rated Shawarma & Donair restaurant with over 950 Google reviews and a reputation as one of the most popular lunch spots in town. Operating successfully for 13 years, this well-established restaurant has built a strong base of loyal, repeat customers, especially among professionals working nearby. Located on a high-traffic main road with excellent visibility, the restaurant offers 50 seats and a large open area perfect for hosting small events or private parties. A sound system is already installed, and the space was recently painted and is well maintained. The diverse, wide menu caters to various tastes, and there's huge potential to add a sheesha cafe; or ghost kitchen to increase revenue. With no franchise fees, affordable rent, and trained staff in place, this is a true turnkey opportunity for anyone looking to step into a profitable and growing food business. Training will be provided for a smooth transition. Please do not approach staff or visit the business without an appointment. NDA required. Sale includes business and lease assignment only. No real property included.