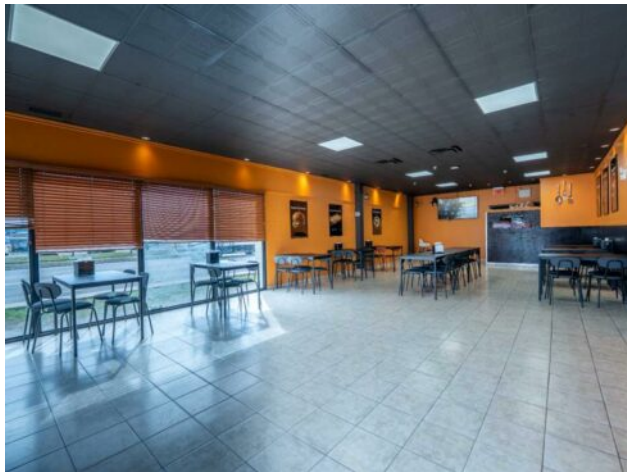


**Unit 1, 5147 20 Avenue SE  
Calgary, Alberta**

**MLS # A2206412**



**\$399,000**

<b>Division:</b>	Forest Lawn
<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>	1,793 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>	-
<b>Inclusions:</b>	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.