

**MLS # A2227991**

**Calgary, Alberta**



**\$320,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Bakery,Commercial ,Deli/Catering,Fast Food,Food & Beverage ,Health Food,
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	412 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>	TBD		

Profitable Shawarma Business in High-Traffic NE Calgary Mall! Rare opportunity to acquire a well-established, turn-key Shawarma restaurant located in one of Northeast Calgary's busiest malls. A strong 10-year lease is secured at a competitive rate. This business consistently performs well with high foot traffic and a loyal customer base. The sale includes a full suite of commercial kitchen equipment such as a walk-in cooler and freezer, gas, flat, and grill stove tops, deep fryer, sandwich press, drink cooler, food warmer, 3 TVs, and a POS system. Specialty equipment includes a donair rotator, shawarma rotator, and commercial rice maker—ideal for high-volume service. All plates, takeout packaging, ingredients, and operating supplies are included (except personal items). The kitchen and dining area are meticulously maintained, and a trained team is in place and willing to stay, allowing for a smooth and immediate transition for a new owner. Call for more information!