

**UNIT D & E, 3515 17 Avenue SW**  
**Calgary, Alberta**

**MLS # A2201004**



**\$449,900**

<b>Division:</b>	Killarney/Glengarry
<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>	1,861 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	N/A

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	-
<b>Lot Feat:</b>	-

Situated in a well-established South Calgary neighborhood, this well-loved, family-operated restaurant presents a fantastic opportunity for an entrepreneur or investor looking to step into a successful and well-recognized business. Known for its fresh, high-quality Lebanese cuisine, this restaurant has built a loyal customer base and a strong reputation for excellence. With a presence in the community for over a decade, it has consistently been ranked among the top in its category. The space has been thoughtfully renovated, reflecting the owner's commitment to quality and cleanliness. From the moment you walk in, the pride of ownership is evident in every detail, creating a warm and welcoming atmosphere for guests. A fully equipped, efficiently designed kitchen makes it easy to continue serving the restaurant's popular and in-demand menu items, which have gained significant traction on platforms like DoorDash and SkipTheDishes. This restaurant has demonstrated steady financial performance, with a proven cash flow that speaks to its stability and reliability—an increasingly rare find in today's market. Whether you're an experienced restaurateur or a newcomer looking for a turnkey business, this opportunity is well worth considering.