

**123 Mediterranean Avenue**  
**Calgary, Alberta**

**MLS # A2211701**



**\$574,900**

|                    |  |
|--------------------|--|
| <b>Division:</b>   | Sunridge   |
| <b>Type:</b>       | Retail   |
| <b>Bus. Type:</b>  | Deli/Catering, Fast Food, Food & Beverage , Restaurant |
| <b>Sale/Lease:</b> | For Lease  |
| <b>Bldg. Name:</b> | -  |
| <b>Bus. Name:</b>  | -  |
| <b>Size:</b>       | 1,924 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> | Appendix "a" |                       |   |

Exceptional Opportunity to own a Thriving Middle Eastern Deli for Sale. Take advantage of this rare chance to own a well-established, turn-key Middle Eastern deli &mdash; a beloved staple in the Calgary community for nearly 20 years. This bustling restaurant offers a full dine-in experience with ample seating, alongside a high-volume grab-and-go operation. With consistently strong sales exceeding \$1M annually, this business boasts a loyal customer base, a stellar online presence, and an impressive Google rating. Established Legacy offering nearly two decades of trusted service in the local community, Turn-Key Operation which Includes all business chattels, proprietary recipes, and operational systems, Well-Maintained and regularly updated equipment and customer seating to meet ongoing demand, Flexible Lease Terms and 3 years remaining on a 10-year lease with renewal options available, Growth Potential with existing catering contracts for corporate and large events, with room to expand offerings further from the current expansive menu which even includes breakfast options is all made in house including a variety of deserts. The current owner is willing to stay on temporarily to support a smooth transition for the buyer. Whether you're an experienced operator or an aspiring restaurateur, this is a golden opportunity to step into a thriving, profitable business with deep roots in the Calgary market.