# \$399,000 - Unit 1, 5147 20 Avenue Se, Calgary

MLS® #A2206412

### \$399,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Forest Lawn, Calgary, Alberta

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 café 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.







#### **Essential Information**

MLS® # A2206412

Price \$399,000

Bathrooms 0.00

Acres

Type Commercial

Sub-Type Business

Status Active

## **Community Information**

Address Unit 1, 5147 20 Avenue Se

Alberta

0.00

Subdivision Forest Lawn

City Calgary

County Calgary

Postal Code T2B 0B1

#### **Additional Information**

Date Listed April 20th, 2025

Days on Market 25

## **Listing Details**

Province

Listing Office TREC The Real Estate Company

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