

# \$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

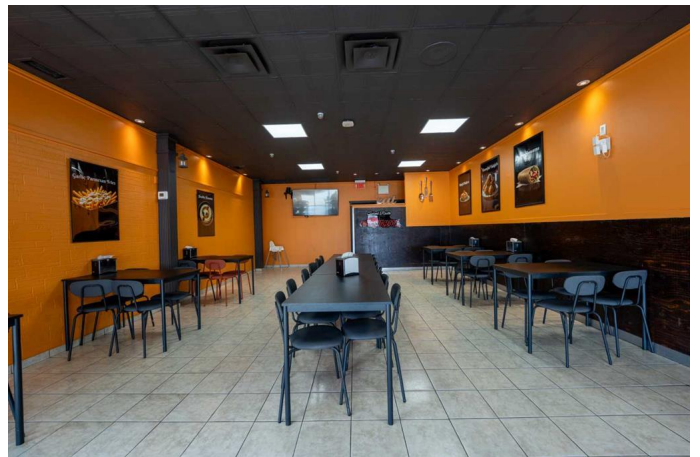
Don't miss this rare opportunity to own a highly-rated Shawarma & Donair restaurant with over 950 Google reviews and a reputation as one of the most popular lunch spots in town. Operating successfully for 13 years, this well-established restaurant has built a strong base of loyal, repeat customers, especially 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	0.00
Type	Commercial
Sub-Type	Business
Status	Active

### Community Information

Address	Unit 1, 5147 20 Avenue Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0B1

### Additional Information

Date Listed	April 20th, 2025
Days on Market	69

### Listing Details

Listing Office	TREC The Real Estate Company
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