

# \$149,800 - N/A, Calgary

MLS® #A2195072

**\$149,800**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

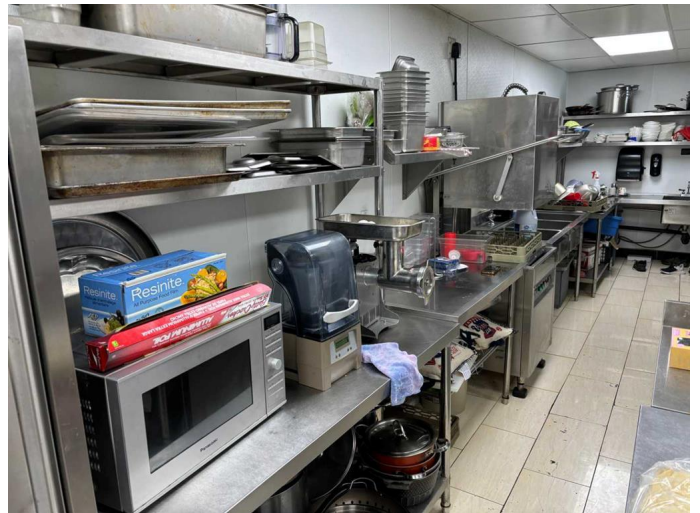
N/A, Calgary, Alberta

Opportunity to be your own boss and run your own Shawarma business or convert to another food concept, pending landlord approval. RENT is only \$4,200/month including GST, just pay for your own utilities. Business is located on busy International Avenue on 17 Ave SE, Calgary, with tens of thousands of daily passing car traffic. Turn key ready business with lots of repeat patrons and Skip/Door Dash platform. Space is 1,835SF with 30 seats and full commercial kitchen equipment. There is a 6 foot canopy at the front counter with sandwich prep table with under mount coolers, "warming station", "cold station", glass door refrigerator and 2 bathrooms. There is an additional 8 foot canopy in the kitchen area, complete with gas range, grill top, commercial refrigerator, freezer, dishwasher, dough mixer and lots of Stainless Steel tables for work space. There is existing air make up unit in the property that allows for Sheesha in the space, subject to verification from City of Calgary. The Lease has another 2 years left with an option to renew! Seller is willing to stay and train the next buyer.

Built in 1972

## Essential Information

MLS® #	A2195072
Price	\$149,800



Bathrooms	0.00
Acres	0.00
Year Built	1972
Type	Commercial
Sub-Type	Business
Status	Active

### Community Information

Address	N/A
Subdivision	N/A
City	Calgary
County	Calgary
Province	Alberta

### Additional Information

Date Listed	February 16th, 2025
Days on Market	64

### Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.