

# \$149,999 - 123 Mediterranean Avenue Se, Calgary

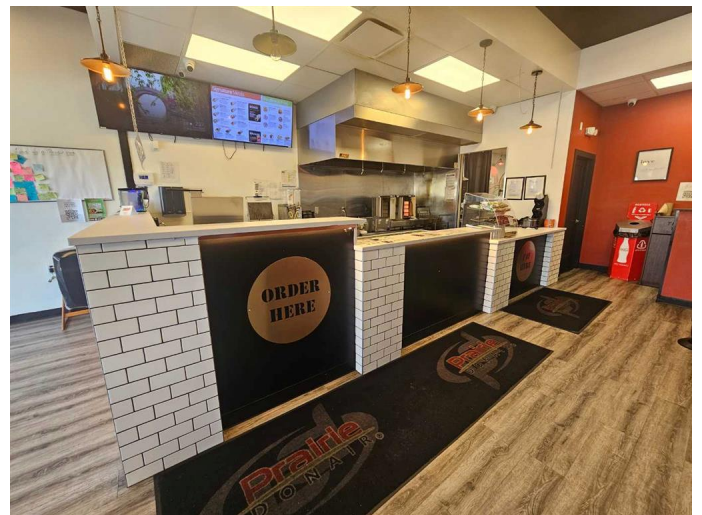
MLS® #A2247033

**\$149,999**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Excellent opportunity to own a well-established Prairie Donair shop in a high-traffic location within Calgary's vibrant southeast community. This 994 sq. ft. business features a modern, well-maintained interior offering both dine-in and take-out services. Ideally situated in a busy retail centre with strong anchor tenants and ample on-site parking, the shop benefits from excellent visibility and steady customer traffic. The business boasts consistent sales, a loyal customer base, and a prime location with exposure from major roadways making it an attractive option for investors or owner-operators. The monthly rent is \$4,606 (including operating costs and property taxes), with utilities estimated at approximately \$500/month (covering internet, phone, gas, electricity, and alarm system). Franchise terms include a 5% royalty and 1% marketing fee, with a one-time \$3,000 transfer fee payable by the buyer. A full list of included equipment with fair market values will be provided, along with details of any excluded items. Don't miss this chance to acquire a profitable and reputable food service business in a thriving retail location. \*\*\*\*THIS IS BUSINESS ASSETS SALE ONLY , PROPERTY IS NOT INCLUDED!\*\*\*\*



## Essential Information

MLS® #	A2247033
Price	\$149,999

Bathrooms	0.00
Acres	0.00
Type	Commercial
Sub-Type	Business
Status	Active

### **Community Information**

Address	123 Mediterranean Avenue Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2L4

### **Additional Information**

Date Listed	August 8th, 2025
Days on Market	4

### **Listing Details**

Listing Office	First Place Realty
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