

**31, 240 Midpark Way SE**  
**Calgary, Alberta**

**MLS # A2221204**



**\$249,000**

|                    |                            |
|--------------------|----------------------------|
| <b>Division:</b>   | Midnapore                  |
| <b>Type:</b>       | Retail                     |
| <b>Bus. Type:</b>  | -                          |
| <b>Sale/Lease:</b> | For Lease                  |
| <b>Bldg. Name:</b> | -                          |
| <b>Bus. Name:</b>  | Arabi Shawarma & Grill YYC |
| <b>Size:</b>       | 1,612 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> | N/A |                       |   |

An exceptional opportunity to own a well-established Shawarma restaurant located in the vibrant community of Midnapore >>>>> Nestled in a bustling plaza with high foot traffic, this restaurant has become a local favorite, known for its authentic Middle Eastern cuisine and warm ambiance >>>>> Situated in a high-visibility area with ample parking, surrounded by residential neighborhoods and other commercial establishments >>>>> Fully Equipped Kitchen: Includes all necessary appliances and fixtures, allowing for a seamless transition >>>>> Strong Online presence as active on major food delivery platforms such as SkipTheDishes, UberEATS, and DoorDash, contributing to consistent revenue streams >>>>> A loyal Customer Base with established clientele with excellent reviews and repeat business >>>>> Opportunities to expand catering services, introduce new menu items, or extend operating hours >>>>> Don't miss this chance to step into a thriving business with a solid foundation and significant growth potential >>>>> Whether you're an experienced restaurateur or an aspiring entrepreneur, this opportunity offers the perfect recipe for success