

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

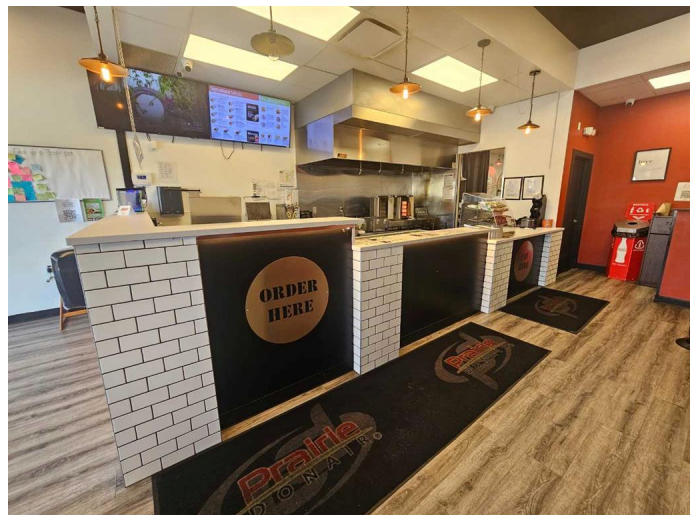
MLS® #A2247033

**\$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 | 11               |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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