

\$150,000 - B111, 14919 Deer Ridge Drive Se, Calgary

MLS® #A2232011

\$150,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Deer Ridge, Calgary, Alberta

Excellent opportunity to own a well-established Prairie Donair shop in the high-traffic Deer Point Plaza, located in Calgary's southeast community of Deer Ridge. This 994 sq ft shop features a modern, well-maintained interior with dine-in and take-out service, positioned in a busy retail center with strong anchor tenants and ample parking. The business enjoys consistent sales, a loyal customer base, and excellent visibility from major roadways. Ideal for investors or owner-operators looking for a profitable and reputable food service location. The monthly rent is \$4,606, with operating costs averaging \$4,000-\$4,500 and utilities estimated at \$400-\$500 (including internet, phone, gas, electricity, and alarm). Ample parking is available on-site, though no designated spots are assigned. The franchise structure includes 5% in royalties and a 1% marketing fee, with a one-time \$3,000 franchise transfer fee applicable to the buyer.

A complete list of equipment included in the sale, along with fair market values, will be provided. Any items excluded from the sale will be listed separately. The most recent 6 months of POS sales reports are available (via Global POS), along with two years of accountant-prepared financials. The franchise agreement and business plan (if available) can also be shared upon request.

Built in 1970



Essential Information

MLS® #	A2232011
Price	\$150,000
Bathrooms	0.00
Acres	0.00
Year Built	1970
Type	Commercial
Sub-Type	Business
Status	Active

Community Information

Address	B111, 14919 Deer Ridge Drive Se
Subdivision	Deer Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7C4

Additional Information

Date Listed	June 17th, 2025
Days on Market	68
Zoning	BUSINESS

Listing Details

Listing Office	CIR Realty
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