

\$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 | 44 |
| Zoning | BUSINESS |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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