

\$249,900 - Deli Ave, Calgary

MLS® #A2262012

\$249,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Sunridge, Calgary, Alberta

An exceptional opportunity awaits to acquire a busy and well-established Middle Eastern deli located in a high-traffic area within the NE quadrant. This thriving business has been a neighborhood staple for over 20 years, known for its extensive menu that includes shawarma, donair, and a variety of other beloved Middle Eastern dishes. With a strong reputation built on quality, consistency, and excellent service, the deli enjoys a large and loyal customer base that supports both its retail operations and growing catering services. The establishment is fully turnkey and includes all fixtures, equipment, and proprietary recipes that have been perfected and cherished over the years. The interior is thoughtfully designed with ample patron seating and a well-laid-out space that eliminates inefficiencies and maximizes operational flow. Currently in year three of a very competitive lease, the business also offers an option to renew, providing long-term stability for a new owner. Whether you choose to continue with the current, highly popular menu or introduce new concepts (subject to landlord approval), the space and location offer plenty of room for growth. Given its excellent visibility, proven performance, and established reputation, this deli presents a rare and valuable opportunity for both experienced operators and first-time buyers alike. A signed Confidentiality Agreement is required to receive further details, including the exact location, financial information, and operational specifics.



Built in 1980

Essential Information

MLS® #	A2262012
Price	\$249,900
Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	Deli Ave
Subdivision	Sunridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E7C4

Additional Information

Date Listed	October 3rd, 2025
Days on Market	36

Listing Details

Listing Office	Century 21 Bravo Realty
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