

# \$574,900 - 123 Mediterranean Avenue, Calgary

MLS® #A2211701

**\$574,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Sunridge, Calgary, Alberta

Exceptional Opportunity to own a Thriving Middle Eastern Deli for Sale. Take advantage of this rare chance to own a well-established, turn-key Middle Eastern deli – a beloved staple in the Calgary community for nearly 20 years. This bustling restaurant offers a full dine-in experience with ample seating, alongside a high-volume grab-and-go operation. With consistently strong sales exceeding \$1M annually, this business boasts a loyal customer base, a stellar online presence, and an impressive Google rating. Established Legacy offering nearly two decades of trusted service in the local community, Consistent revenue of over \$1M in annual sales year after year, Turn-Key Operation which Includes all business chattels, proprietary recipes, and operational systems, Strong Online Presence which includes excellent reviews and a devoted following on social media, Well-Maintained and regularly updated equipment and customer seating to meet ongoing demand, Flexible Lease Terms and 3 years remaining on a 10-year lease with renewal options available, Growth Potential with existing catering contracts for corporate and large events, with room to expand offerings further from the current expansive menu which even includes breakfast options is all made in house including a variety of deserts. The current owner is willing to stay on temporarily to support a smooth transition for the buyer. Whether you're an experienced operator or an aspiring restaurateur, this is a



golden opportunity to step into a thriving, profitable business with deep roots in the Calgary market.

Built in 2000

### Essential Information

MLS® #	A2211701
Price	\$574,900
Bathrooms	0.00
Acres	0.00
Year Built	2000
Type	Commercial
Sub-Type	Retail
Status	Active

### Community Information

Address	123 Mediterranean Avenue
Subdivision	Sunridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 7A4

### Additional Information

Date Listed	April 14th, 2025
Days on Market	4

### Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.