



**GRASSROOTS**  
REALTY GROUP

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11722 104 Avenue NW  
Edmonton, Alberta

MLS # A2290994



**\$129,000**

Division: Oliver

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 774 sq.ft.

Zoning: BE

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: See Remarks

\*Do not approach staff\* Established & profitable donair and shawarma restaurant for sale in Edmonton! This well-maintained, owner-operated business offers a fantastic turnkey opportunity in a proven food category with strong local demand. The restaurant features a welcoming dining area, efficient kitchen setup with commercial equipment, and excellent street-front visibility in a busy retail plaza surrounded by residential and commercial development. The business benefits from steady repeat clientele, take-out and delivery traffic, and favourable lease terms already in place. Ideal for an owner-operator or family-run operation looking for consistent income in a simple, easy-to-manage model. Training can be provided to ensure a smooth transition.