

# \$449,900 - Unit D & E, 3515 17 Avenue Sw, Calgary

MLS® #A2201004

**\$449,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

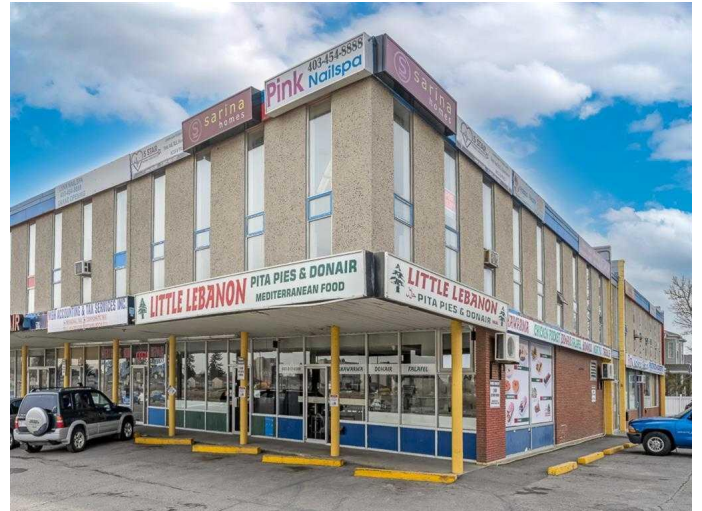
Killarney/Glengarry, Calgary, Alberta

Situated in a well-established South Calgary neighborhood, this well-loved, family-operated restaurant presents a fantastic opportunity for an entrepreneur or investor looking to step into a successful and well-recognized business. Known for its fresh, high-quality Lebanese cuisine, this restaurant has built a loyal customer base and a strong reputation for excellence. With a presence in the community for over a decade, it has consistently been ranked among the top in its category.

The space has been thoughtfully renovated, reflecting the owner's commitment to quality and cleanliness. From the moment you walk in, the pride of ownership is evident in every detail, creating a warm and welcoming atmosphere for guests. A fully equipped, efficiently designed kitchen makes it easy to continue serving the restaurant's popular and in-demand menu items, which have gained significant traction on platforms like DoorDash and SkipTheDishes.

This restaurant has demonstrated steady financial performance, with a proven cash flow that speaks to its stability and reliability—an increasingly rare find in today's market. Whether you're an experienced restaurateur or a newcomer looking for a turnkey business, this opportunity is well worth considering.

Built in 1965



## Essential Information

MLS® #	A2201004
Price	\$449,900
Bathrooms	0.00
Acres	0.00
Year Built	1965
Type	Commercial
Sub-Type	Business
Status	Active

## Community Information

Address	Unit D & E, 3515 17 Avenue Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0B6

## Additional Information

Date Listed	March 19th, 2025
Days on Market	56

## Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.