

**MLS # A2208112**

## Calgary, Alberta



# \$1,900,000

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Fast Food, Food & Beverage, Restaurant
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	9,900 sq.ft.
<b>Zoning:</b>	C-Cor3

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	Asset list to be provided before closing		

Exceptional Opportunity to Acquire an Iconic Property in Calgary. This is a rare chance to own a landmark building in a high-traffic area of Calgary's SW. The property includes a well-established restaurant, Shisha bar, and banquet hall, each generating revenue on separate levels. The sale includes the land, building, and the business itself, offering a fully operational multi-venue investment. Restaurant: Serving East Indian cuisine with a seating capacity of 99. Shisha Bar: Comfortable seating for 110 guests. Banquet Hall: Spacious venue with seating for 140 people. This property has been a staple of the community for decades, and its established businesses offer an excellent opportunity for continued success and growth. Don't miss out on the chance to acquire a thriving venture with substantial potential. Important Notice: To ensure privacy, please do not approach staff or visit the premises without an appointment. Inquire today for more information!