

**MLS # A2208352**

**Calgary, Alberta**



**\$325,000**

|                    |   |
|--------------------|---|
| <b>Division:</b>   | Calgary                                 |
| <b>Type:</b>       | Retail                                  |
| <b>Bus. Type:</b>  | Fast Food, Food & Beverage , Restaurant |
| <b>Sale/Lease:</b> | For Lease                               |
| <b>Bldg. Name:</b> | -                                       |
| <b>Bus. Name:</b>  | -                                       |
| <b>Size:</b>       | 3,900 sq.ft.                            |
| <b>Zoning:</b>     | -                                       |

|                    |  |                       |   |
|--------------------|--|-----------------------|---|
| <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 |                       |   |

A great opportunity to own a well-established Indian restaurant that has been in operation for over five decades, now available for sale in Calgary SW. Located in one of Calgary's major thoroughfares, the restaurant offers high traffic volume and excellent visibility. Currently operating as an East Indian restaurant, but the concept can be changed. The seating capacity is 99. The monthly rent includes the CAM cost. The building has a banquet hall on the upper level . This is an excellent business opportunity for an experienced operator looking to take over a turnkey operation in a prime location. Please note: Do not approach staff or visit the business without an appointment. Inquire today to learn more!