



**GRASSROOTS**  
REALTY GROUP

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**105, 1716 CENTRE Street SE**  
**Calgary, Alberta**

**MLS # A2221042**



**\$299,900**

**Division:** Mission

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,900 sq.ft.

**Zoning:** DC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** All the chattels as seen

This is a prime opportunity to own a profitable, well-established Indian restaurant in one of Calgary's most high-traffic and sought-after locations. Situated right on 17th Ave SW, this restaurant is positioned in the heart of the city's busiest dining and entertainment district, ensuring steady foot traffic and a growing customer base. Prime Location & Located on Calgary's iconic 17th Ave SW, a popular restaurant and tourist hub with constant walk-in customers and high visibility. Strong Sales & Growth Potential, with room for further growth through extended hours, catering, and delivery services. Fully Equipped & Turnkey & Includes a fully functional commercial kitchen, a 90-seat dining area, and potential for expanding takeout & delivery through Uber Eats, SkipTheDishes, and DoorDash. High-Profit, Turnkey Business. With a solid operational foundation, this is a perfect opportunity for an experienced restaurateur or a first-time owner looking to step into a successful and growing business. Very Motivated Seller & Ready to make a deal! The seller is offering FREE training & operational support to ensure a smooth transition and continued success for the new owner.