



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**2128 Crowchild Trail NW  
Calgary, Alberta**

**MLS # A2279345**



**\$139,000**

|                    |   |
|--------------------|---|
| <b>Division:</b>   | Banff Trail   |
| <b>Type:</b>       | Retail  |
| <b>Bus. Type:</b>  | Restaurant  |
| <b>Sale/Lease:</b> | For Lease   |
| <b>Bldg. Name:</b> | Hilton Plaza  |
| <b>Bus. Name:</b>  | Green Chilly Crowchild Location- East Indian Takeout Restaurant |
| <b>Size:</b>       | 874 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>      | - |

**Inclusions:** AS PER SCHEDULE 'A' EQUIPMENT LIST

ASSET SALE & PRIME NW CALGARY LOCATION Location! Location! Location! Well-established Green Chilli Take-Out Restaurant, operating successfully for 25 years, now available as an asset sale in a high-exposure NW Calgary location. Ideally situated across from McMahon Stadium and minutes from the University of Calgary, SAIT, and nearby hotels, this location benefits from strong daily traffic, students, professionals, and event crowds. The business features a well-maintained commercial kitchen and is perfectly suited for take-out and delivery operations. An iCloud kitchen setup is already in place, allowing the new owner to expand online delivery sales immediately. This is an excellent turnkey opportunity for first-time buyers or entrepreneurs, offering low rent and low operating costs. The buyer may continue with the existing concept or introduce a new food concept, provided it does not directly compete with another tenant in the plaza. The buyer has the option to retain the "Green Chilli" name for continuity and brand recognition, subject to a \$500 monthly licensing fee, or rebrand under their own business name. The listing Realtor can assist with arranging start-up financing for qualified buyers. Ideal for chefs, food entrepreneurs, and delivery-focused operators. Rent is only \$2,622 per month plus operating cost \$1586 Showings by appointment only. Please do NOT approach staff or the business directly.