



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1919 Sirocco Drive
Calgary, Alberta

MLS # A2297360



\$249,000

Division:	Christie Park
Type:	Business
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,087 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	EQUIPMENT LIST		

Turnkey Indian restaurant business for sale in a highly visible location along Sirocco Drive SW, situated in a well-established commercial plaza with strong anchor tenants including Circle K and surrounded by dense residential communities in Calgary's desirable west side. This approximately 1,080 sq. ft. fully equipped space features a 15.5 ft commercial canopy, walk-in cooler, and walk-in freezer, offering an excellent opportunity for an owner-operator or investor. The site benefits from steady vehicle and pedestrian traffic with convenient access to 17 Avenue SW and Sarcee Trail. Current monthly rent is \$6060 including everything. Change of concept may be possible with landlord approval. Please note this is a business asset sale only and real estate is not included. All showings by appointment only; do not approach staff or visit the business without prior authorization.