



GRASSROOTS
REALTY GROUP

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MLS # A2316056

Calgary, Alberta

\$329,000



Division:	Calgary
Type:	Business
Bus. Type:	Deli/Catering, Fast Food, Food & Beverage, Pizza, Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	2,373 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	List will be provided		

Exceptional opportunity to acquire a well-established, profitable independent restaurant business in a prime Downtown Calgary location with strong pedestrian traffic and excellent visibility. This is not a franchise, allowing the new owner complete operational freedom without franchise fees, royalty payments, or corporate restrictions. The business has developed a loyal customer base, strong community presence, and a proven track record of success. Exclusive use rights for Indian & Pakistani cuisine, Pizza & Donair and Bubble Tea, providing valuable protection from direct on-site competition and enhancing the long-term viability of the business. Features include:

- Established and profitable operation
- High-exposure downtown location with consistent foot traffic and surrounded by apartments and office buildings
- Strong repeat and walk-in customer base
- Fully equipped commercial kitchen and dining area
- Turnkey opportunity – generate revenue from day one
- Attractive lease terms available (\$21/sqft till Aug 2030)
- Significant growth potential through catering, online ordering, delivery services, and extended operating hours. An added liquor license could substantially increase sales, customer retention, and overall profitability, creating additional revenue streams for both dine-in and catering operations. The store is already setup for Pizza, Donair and Bubble Tea but not fully operating. Ideal opportunity for an owner-operator, family business, hospitality entrepreneur, or investor seeking a proven operation with immediate cash flow and future growth potential. Serious inquiries only. Financial and operational information available to qualified buyers upon execution of a confidentiality agreement.