



GRASSROOTS
REALTY GROUP

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MLS # A2328098

Calgary, Alberta



\$1,650,000

Division:	Calgary
Type:	Retail
Bus. Type:	Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	4,057 sq.ft.
Zoning:	-

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Inclusions: Asset list to be provided before closing

An excellent opportunity to acquire a well-established Indian restaurant in a prime location in Calgary. This successful operation features 30 ft canopy and benefits from strong daily traffic and high footfall generated by major anchor tenants within the same plaza. Operating successfully since 2021, the business generates approximately \$2.4 million in annual gross sales. The monthly rent includes operating costs, making this a strong turnkey opportunity for an owner-operator or investor seeking a profitable business in a high-demand area. The seller has requested proof of funds of \$600,000 to qualify the buyers. Confidentiality agreement required. PLEASE DO NOT APPROACH STAFF OR VISIT THE BUSINESS WITHOUT AN APPOINTMENT.