



GRASSROOTS
REALTY GROUP

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MLS # A2348572

Calgary, Alberta



\$350,000

Division:	Calgary
Type:	Retail
Bus. Type:	Restaurant
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,750 sq.ft.
Zoning:	C-C1

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

Excellent opportunity to acquire a turnkey Indian street food restaurant/cafe business in a prime North East Calgary location. Situated in a well-established commercial plaza with strong anchor tenants and surrounded by a dense residential community with numerous apartment buildings, this location offers excellent exposure, accessibility, and consistent vehicle and pedestrian traffic. The approximately 1,750 sq. ft. fully equipped restaurant is ready for continued operation and features a 14-ft commercial canopy, walk-in cooler, walk-in freezer, and other essential restaurant equipment and improvements. The setup provides an excellent opportunity for an owner-operator or investor looking to enter or expand within the food-service industry. Monthly Rent: \$7,530 including everything. A change of concept may be possible, subject to landlord approval. Please Note: This is a business asset sale only and does not include the real estate. All showings are strictly by appointment only. Please do not approach staff, enter the business, or discuss the sale with employees without prior authorization.