



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2188213**

**Calgary, Alberta**



**\$359,000**

|                    |                           |
|--------------------|---------------------------|
| <b>Division:</b>   | Calgary                   |
| <b>Type:</b>       | Business                  |
| <b>Bus. Type:</b>  | Deli/Catering, Restaurant |
| <b>Sale/Lease:</b> | For Lease                 |
| <b>Bldg. Name:</b> | -                         |
| <b>Bus. Name:</b>  | -                         |
| <b>Size:</b>       | 2,113 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>      | - |
| <b>Inclusions:</b> | N/A |                       |   |

Excellent opportunity to own this well established East Indian restaurant. Known for its authentic, aromatic cuisine, this turnkey business offers a captivating dining experience that keeps customers coming back. Located in a prime, high-traffic area, the restaurant boasts a warm, inviting atmosphere with beautifully designed interiors. The kitchen is equipped with top-of-the-line appliances, ensuring consistent quality and efficiency for a busy operation. In addition to a popular dine-in service, the restaurant has a strong presence in takeout and delivery, complemented by a liquor license and an extensive drink menu. Perfect for experienced restaurateurs or entrepreneurs looking to tap into the growing demand for authentic ethnic cuisine. With ample potential for growth—such as expanding catering services and increasing delivery offerings—this restaurant offers a solid foundation for continued success.