



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2215856**

**Calgary, Alberta**



**\$179,000**

|                    |   |
|--------------------|---|
| <b>Division:</b>   | Calgary                                     |
| <b>Type:</b>       | Business                                    |
| <b>Bus. Type:</b>  | Deli/Catering, Food & Beverage , Restaurant |
| <b>Sale/Lease:</b> | For Lease                                   |
| <b>Bldg. Name:</b> | -   |
| <b>Bus. Name:</b>  | -   |
| <b>Size:</b>       | 1,265 sq.ft.                                |
| <b>Zoning:</b>     | -   |

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Excellent opportunity to own a well-running Indian restaurant! This turnkey operation is known for its authentic chai and popular breakfast offerings, attracting a loyal customer base. Strategically located with steady foot traffic, the restaurant is fully equipped and tastefully designed. Currently operating limited hours, offering significant potential to expand into lunch and dinner service to boost sales. A fantastic opportunity for entrepreneurs or seasoned restaurateurs to take over a thriving business with room to grow.