



**GRASSROOTS**  
REALTY GROUP

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**786 ANY RESTAURANT Drive**  
**Calgary, Alberta**

**MLS # A2224657**



**\$369,786**

**Division:** Southwood

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,675 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** As Is

**Public Remarks** Exceptional opportunity to acquire a highly profitable and well-established Indian restaurant in a prime Calgary location. Generating \$1 million in annual sales, this thriving business is renowned for its authentic cuisine, loyal customer base, and outstanding reputation in the community. Situated in a high-traffic area, the restaurant benefits from excellent visibility and strong footfall from both locals and visitors alike. The business features a modern, fully equipped kitchen, a stylish and inviting dining area, and offers tremendous potential for further growth through expanded catering, delivery services, or enhanced marketing efforts. With its established brand, consistent profitability, and turnkey operation, this is a rare chance to own a successful restaurant in one of Calgary's vibrant commercial zones. The exact location is confidential. All interested parties will be required to sign a Confidentiality Agreement (NDA) prior to receiving further details or arranging a viewing.