



GRASSROOTS
REALTY GROUP

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**1110 Canterbury Drive SW
Calgary, Alberta**

MLS # A2229083



\$179,000

Division: Canyon Meadows

Type: Business

Bus. Type: Restaurant

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 954 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Schedule B to be attached at the time of the purchase contract sign

FOR SALE: Takeout Indian Restaurant—; Calgary SW! Prime Calgary SW Location | Low Competition | Turnkey Operation. An exciting opportunity to own a fully equipped Takeout Indian Restaurant in a highly desirable Calgary SW neighborhood. This business is located in a well-established, family-friendly community with consistent residential traffic and low competition in the immediate area. Key Features: Size: 954 sq. ft. Kitchen: Fully outfitted commercial kitchen with all major appliances, ventilation system, prep stations, and refrigeration. Ready to operate from day one! Concept: Currently serving Indian cuisine. Flexibility: Ideal for takeout and delivery-focused operations. Can be converted to another concept (e.g., shawarma, Vietnamese, sushi) with landlord approval. Lease: Reasonable lease terms in place. The total monthly rent including common area and GST is 2950.00 per month. Landlord open to long-term tenants. Demographics: Serves a dense and growing residential population with limited nearby competition for Indian cuisine. Potential: Boost revenue by adding catering, or extended hours. Why Buy This Business- Fully built-out commercial kitchen, Excellent location in SW Calgary, Minimal competition for Indian food Turnkey setup —; avoid build-out delays & costs, Growth potential through new menu items or franchise models.