



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**MLS # A2238124**

**Calgary, Alberta**



**\$399,000**

Division:	Calgary
Type:	Retail
Bus. Type:	Fast Food,Food & Beverage ,Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,800 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Asset list to be provided before closing		

An excellent opportunity to own a well-established Indian restaurant located in one of the busiest plazas in Calgary NE. The restaurant boasts a vibrant ambiance with quality leasehold improvements completed just a few years ago. A change of concept is possible, subject to landlord approval, offering flexibility for a new owner's vision. The premises feature a 14-foot canopy and a seating capacity of 33. The monthly rent is inclusive of operating costs, making it an attractive turnkey opportunity. Please Note: All inquiries are strictly by appointment only. Kindly refrain from approaching staff or visiting the business without prior scheduling. Contact us today for more information or to arrange a confidential viewing.