



GRASSROOTS
REALTY GROUP

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123 restaurant
Calgary, Alberta

MLS # A2256534



\$199,000

Division: Arbour Lake

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 874 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Equipment list will be provided

Highlights: Turnkey Takeout Restaurant ‐ successfully operating for 20 years with strong community presence. Prime NW Calgary Location ‐ in a premier, high-demand neighborhood. Authentic East Indian Cuisine ‐ fully equipped for curries, tandoor, naan & takeout service. Affordable Rent ‐ only \$4,420/month (all-in) including base rent, op cost, water, pylon sign & GST. Well-Equipped Kitchen: 14 ft. canopy, 7' x 9'; walk-in cooler, Double prep cooler, commercial tandoor + more equipment Business Strengths: Same location for 2 decades ‐ loyal repeat customers. Great reputation and strong takeout demand. Landlord will consider different food concepts (subject to approval). Opportunity: Ideal for restaurateurs seeking a turnkey setup with low rent. Potential to expand catering, delivery, or introduce a new cuisine concept or additional cloud kitchen concept Serious inquiries only. Financials available upon signed NDA. Do not approach staff directly.