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2128 crowchild Trail NW Calgary, Alberta

MLS # A2256534



\$149,900

Division:

Bus. Type:
Sale/Lease:

Type:

Banff Trail

Business

For Lease

Bldg. Name: Bus. Name: Size: 874 sq.ft.

Zoning: Addl. Cost: Based on Year: Utilities: Parking: Lot Size: Lot Feat: -

Inclusions: Equipment list will be provided

Heating:

Floors:

Roof:

Exterior:

Water:

Sewer:

Reduced pricing-Turnkey Takeout Restaurant – successfully operating for 20 years with strong community presence. Prime NW Calgary Location – across from McMahon stadium, close to University of Calgary, Sait and hotels in a premier, high-demand Banff Trail 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 restauranteurs 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.