



**GRASSROOTS**  
REALTY GROUP

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**2128 crowchild Trail NW  
Calgary, Alberta**

**MLS # A2256534**



**\$199,000**

**Division:** Banff Trail

**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 &dash; successfully operating for 20 years with strong community presence. Prime NW Calgary Location &dash; across from McMahon stadium, close to University of Calgary, Sait and hotels in a premier, high-demand Banff Trail neighborhood. Authentic East Indian Cuisine &dash; fully equipped for curries, tandoor, naan & takeout service. Affordable Rent &dash; 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 &dash; 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.