



GRASSROOTS
REALTY GROUP

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**#9, 3109 Palliser Drive
Calgary, Alberta**

MLS # A2258933



\$159,000

Division:	Palliser
Type:	Retail
Bus. Type:	Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,800 sq.ft.
Zoning:	-

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: AS PER SCHEDULE 'A' ATTACHED

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Prime East Indian Restaurant for Sale – SW Calgary Located in a bustling strip mall in SW Calgary, this restaurant serves affluent communities with elite families and high-income professionals. Enjoy very economical rent in one of the best in town! Fully serviced Kitchen & seating restaurant. RENT \$2,,625 OP COST \$1,087 TOTAL \$3,712 PER MONTH Features & Highlights: • Fully equipped commercial kitchen: walk-in chiller & freezer, tandoori oven, pizza oven, gas stove, flat-top grill, and more. • 32-seat restaurant, fully approved by the City of Calgary. • Spacious kitchen suitable for catering & dine-in operations. • Ample parking for customers. • Full commercial • Flexible lease – 4 years with option to renew another 5 years. New owners can change the concept with landlord approval. • Option to serve alcohol with a separate license application. Turnkey opportunity in a high-visibility, high-traffic location. Affordable rent, premium clientele, and endless potential make this a top investment in Calgary.