



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2265396**

**Calgary, Alberta**



**\$599,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Fast Food,Food & Beverage ,Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	2,324 sq.ft.
<b>Zoning:</b>	-

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

Exceptional Opportunity & Brand Newly Built Profitable South Indian Fine-Dining Restaurant for Sale (Calgary NE). An exceptional opportunity to acquire a highly profitable and well-established South Indian fine-dining restaurant located in Calgary NE. This successful business features a 22-foot canopy and a professionally designed commercial kitchen, fully equipped to support seamless Indian cuisine operations. Gross Annual Revenue: Approximately \$1.2 million Net Income: Over \$400,000 per year Rent: \$7030 Monthly rent inclusive of operating costs. Seating Capacity : 100-125 Fully equipped Bar This turnkey operation offers a rare chance to own a thriving and reputable restaurant with strong financial performance and a loyal customer base. Please Note: Do not approach staff or visit the premises without a scheduled appointment.