

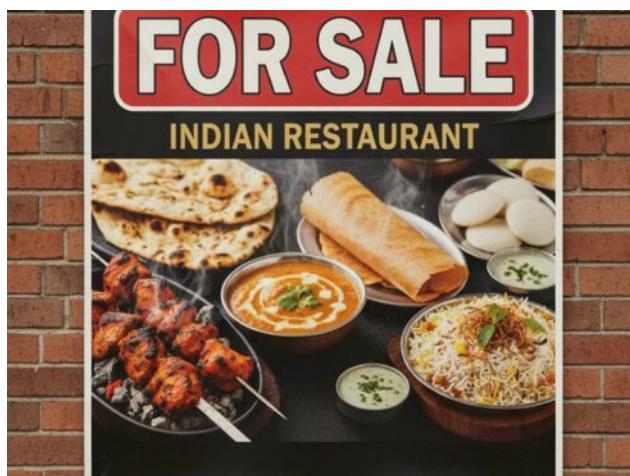


**GRASSROOTS**  
REALTY GROUP

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MLS # A2269832

Calgary, Alberta



**\$449,900**

**Division:** Calgary

**Type:** Business

**Bus. Type:** Restaurant

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,400 sq.ft.

**Zoning:** C

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** none

Exceptional Opportunity &ndash; Newly Custom Built Profitable South Indian Fine-Dining Restaurant for Sale (in Calgary NE) Discover an outstanding opportunity to own a highly profitable and newly built South Indian fine-dining restaurant in a prime Calgary NE location. This well-established business boasts a 24-foot canopy, a professionally designed commercial kitchen from zero, and is fully equipped for smooth and efficient Indian / Mexican/ English cuisine operations. Key Highlights: Gross Annual Revenue: Approx. \$1.4 Million Net Income: Over \$450,000 per year Monthly Rent: \$6950 plus GST Size: 2,400 sq. ft. Seating Capacity: 100&ndash;125 guests Fully Licensed Bar This turnkey operation presents a rare chance to acquire a thriving, reputable restaurant with strong financials, modern infrastructure, and a loyal customer base. Please Note: Kindly do not approach staff or visit the premises without a scheduled appointment.