

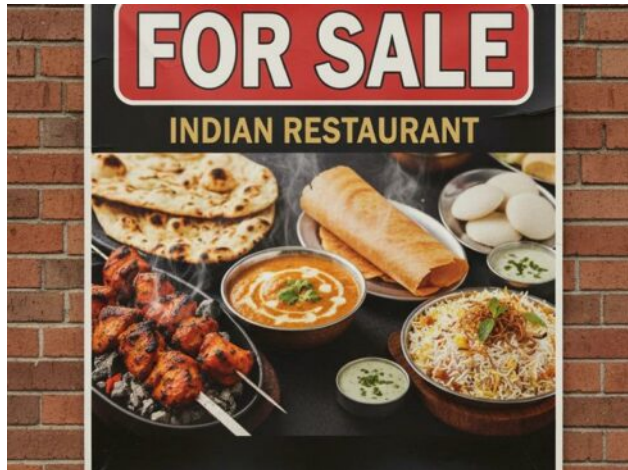


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**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:** -  
**Floors:** -  
**Roof:** -  
**Exterior:** -  
**Water:** -  
**Sewer:** -  
**Inclusions:** none

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

Exceptional Opportunity &dash; 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&dash;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.