



**400, 5075 Falconridge Boulevard NE
Calgary, Alberta**

MLS # A2272057



\$239,900

Division: Falconridge

Type: Business

Bus. Type: Restaurant

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,300 sq.ft.

Zoning: C-C2 f1.0h18

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Discover an exceptional turnkey restaurant opportunity in NE Calgary! This well-designed 3,300 sq.ft. free-standing building offers seating for 148 guests and comes fully equipped with a complete commercial kitchen and full furniture package, allowing a new owner to start operations quickly and efficiently. The space previously operated as an East Indian restaurant (currently not in operation) and can be switched to a new cuisine concept with the landlord's approval. With excellent visibility, ample free parking, and a spacious layout, this prime, high-traffic location is a standout opportunity to bring your culinary vision to life. Lease rate: \$38/sq.ft., plus operating costs.