

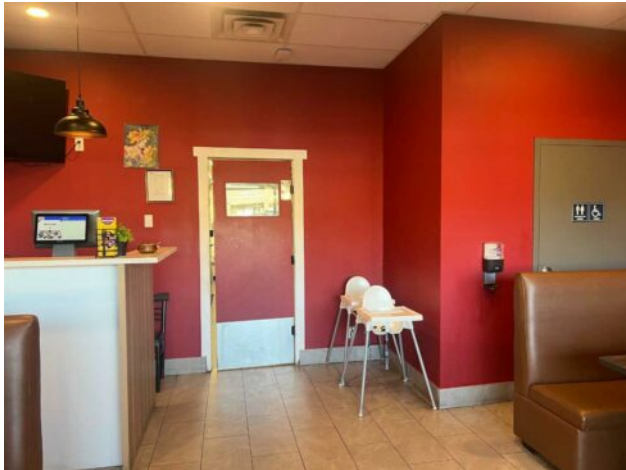


**GRASSROOTS**  
REALTY GROUP

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**436, 1919 Sirocco Drive SW  
Calgary, Alberta**

**MLS # A2272374**



**\$349,999**

**Division:** Christie Park

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,087 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** As Is Where Is

Rare Opportunity. Turn Key Indian Restaurant Business For Sale . Highly visible location along Sirocco Drive SW with steady vehicle and pedestrian traffic. Strong tenant mix including Pizza Hut, Circle K, Signature Palace Restaurant, and other local amenities. Surrounded by dense residential communities in Calgary's desirable west side. Easily accessible from major routes including 17 Avenue SW and Sarcee Trail. Current rent per month is \$5849.42 (incl. Property taxes, Op Costs & Management Fees). Showings by appointments only.