



GRASSROOTS
REALTY GROUP

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

MLS # A2281941

Calgary, Alberta

\$299,000



Division: Calgary

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,500 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: AS PER SCHEDULE 'A' EQUIPMENT LIST

East Indian Restaurant with Party Space & Prime Westwind's Location, NE Calgary An exceptional opportunity to own a well-established East Indian restaurant with dedicated party space, successfully operating for over 15 years. This is a turnkey business offering outstanding value in a high-traffic NE Calgary location. Restaurant Size & Seating • Approx. 1,500 sq. ft. • Indoor seating for 35 guests • Separate party/function space for up to 65 people Kitchen & Equipment • Fully equipped commercial kitchen • Wide range of commercial-grade equipment included in the sale Prime Location • Strategically located on Westwind's Drive, NE Calgary • Excellent visibility with steady vehicle and pedestrian traffic • Surrounded by established businesses and dense residential areas Lease Details • Very economical lease • Rent: \$4,050 per month • Operating costs: \$1,300 per month • Total monthly cost: \$5,450 • Rent: \$32.40 per sq. ft. • Operating cost: \$10.40 per sq. ft. • Rare opportunity—a business of this size and value is hard to find anywhere in Alberta Business Flexibility • Currently operating as an East Indian restaurant specializing in Biryani and other popular Indian dishes • New owner may change the concept and business name. (Business name not included) • Ideal for expanding catering, parties, or introducing a new cuisine concept This is only an Asset Sale only