



GRASSROOTS
REALTY GROUP

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MLS # A2287046

Calgary, Alberta



\$549,000

Division:	Calgary
Type:	Business
Bus. Type:	Fast Food,Food & Beverage ,Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	2,002 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Asset List to be provided before closing		

Well-established South Indian restaurant with a 60-seat dining capacity, delivering over \$1.3M in gross annual sales and a strong net income of \$275K. The business benefits from multiple revenue streams, including a robust catering operation. This is a fully turnkey setup—the seller is prepared to provide comprehensive training to ensure a smooth transition, and the experienced staff is willing to stay on. The restaurant is equipped with newer equipment, including a new AC unit installed in the walk-in cooler, and features a 12-foot canopy. The current lease is secured for 3 years with a 5-year renewal option, offering long-term stability. Known for its strong reputation and loyal customer base, this is an ideal opportunity for an owner-operator or investor seeking a high-performing, ready-to-run restaurant.