



**MLS # A2287723**

**Calgary, Alberta**



**\$349,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,000 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**Inclusions:** Seller to provide asset list upon accepted offer.

Excellent opportunity to acquire a fully built-out Canadian & Indian Fusion Restaurant located in a busy retail plaza in a premium Northwest Calgary community. The existing business generates annual sales exceeding \$500,000, demonstrating strong performance and consistent customer demand. Situated in a high-growth area surrounded by ongoing development, high-density residential neighborhoods, and multiple high-rise rental apartment buildings, this location benefits from steady foot traffic, strong daytime and evening activity, and a built-in local customer base. This is a high-exposure corner unit with excellent visibility and ample customer parking available. The plaza features a complementary tenant mix including a popular Chai Cafe, pizza outlet, and other established food concepts, creating a vibrant dining destination within the community. The restaurant is fully equipped with commercial kitchen equipment and is operating, making it ideal for an owner-operator or investor seeking a turnkey opportunity in a proven location. The business has a strong online presence and repeat clientele, adding to its stability and growth potential. Long-term lease in place, offering operational security and future planning confidence. Flexible Concept Potential: Due to the existing tenant mix, similar concepts such as another pizza or competing fried chicken restaurant may not be approved by the landlord. However, alternative cuisines such as Vietnamese, African, Middle Eastern, Mediterranean, or other unique dining concepts may be considered (subject to landlord approval). The current fusion concept can also be continued seamlessly. Located in a rapidly developing NW Calgary neighborhood with strong residential density and excellent visibility, this is a rare opportunity to secure a ready-to-operate restaurant space with demonstrated

revenue performance and future growth potential. Confidential listing &ndash; NDA required for detailed financials. Serious inquiries only. Contact for more information and to schedule a private showing.