



MLS # A2290101

Calgary, Alberta

\$449,000



Division:	Calgary
Type:	Business
Bus. Type:	Fast Food, Food & Beverage, Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	2,324 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

Outstanding Opportunity ‐ Newly Built & Profitable South Indian Fine-Dining Restaurant (Calgary NE): An excellent opportunity to acquire a highly successful and well-established South Indian fine-dining restaurant in Calgary NE, featuring a brand-new build with a 22-foot canopy and a professionally designed commercial kitchen fully equipped for seamless Indian cuisine operations; the business generates approximately \$1.2M in gross annual revenue with net income exceeding \$400,000 per year, offers seating for 100‐125 guests, includes a fully equipped and licensed bar, and operates at a monthly rent of \$7,030 inclusive of operating costs, making this a true turnkey operation with strong financial performance and a loyal customer base‐ideal for an owner-operator or investor. Please note: Do not approach staff or visit the premises without a scheduled appointment.