



MLS # A2293727

Edmonton, Alberta



**\$549,000**

Division: Edmonton

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 4,000 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Turnkey opportunity to acquire a well-established contemporary Indian bistro in a prime Edmonton location. Operating since 2009, this family-owned restaurant has built a strong reputation and a loyal customer base. The approximately 4,000 sq. ft. space offers seating for up to 110 guests and is fully fixtured with an all-inclusive setup, making it ideal for a seamless transition to new ownership. The rent is attractively priced at \$12,500 + op-cost. Designed to support dine-in service, takeout, catering, and private events, the layout provides excellent flexibility and revenue potential. The business benefits from strong visibility, consistent foot traffic, and ample customer parking. An excellent opportunity for restaurateurs or investors looking to step into a proven, established operation.