



1919 Sirocco Drive
Calgary, Alberta

MLS # A2297360



\$249,000

Division: Christie Park

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,087 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: EQUIPMENT LIST

Turnkey Indian restaurant business for sale in a highly visible location along Sirocco Drive SW, situated in a well-established commercial plaza with strong anchor tenants including Circle K and surrounded by dense residential communities in Calgary's desirable west side. This approximately 1,080 sq. ft. fully equipped space features a 15.5 ft commercial canopy, walk-in cooler, and walk-in freezer, offering an excellent opportunity for an owner-operator or investor. The site benefits from steady vehicle and pedestrian traffic with convenient access to 17 Avenue SW and Sarcee Trail. Current monthly rent is \$6060 including everything. Change of concept may be possible with landlord approval. Please note this is a business asset sale only and real estate is not included. All showings by appointment only; do not approach staff or visit the business without prior authorization.