



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2179525**

**Calgary, Alberta**



**\$299,900**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Food & Beverage ,Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,647 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>	-
<b>Inclusions:</b>	As per the Equipment List		

This is a unique opportunity to own a well-established and highly regarded restaurant located in a new shopping centre in Calgary's desirable SW area. Operating successfully since December 2022, this business has built a strong reputation for its quality food, warm atmosphere, and loyal customer base. The restaurant offers a seating capacity of 40 and operates six days a week, serving customers from Tuesday to Sunday between 11:30 AM and 9:00 PM. The location benefits from ample parking and a high-traffic commercial area, making it an attractive destination for both locals and visitors. The fully equipped kitchen is designed for efficient operations, featuring a 12-foot commercial hood, deep fryers, burners, a wok station, refrigerators, freezers, prep tables, and more. The dining area is furnished with comfortable seating, creating a welcoming space for patrons. Currently a dedicated team of seven employees, including the owner-operators, ensures smooth daily operations. The lease terms are favourable, with the current rent at \$5,217.13 per month, including GST, as of November 2024. The competitive lease terms further enhance the appeal of this turnkey opportunity, offering stability and value for the new owner. This business is ideal for experienced restaurateurs or entrepreneurs seeking a turnkey operation with a proven track record. The owners are looking to transition into new ventures and are committed to facilitating a smooth handover for the new owner. This restaurant also offers the flexibility for the new owner to introduce their own concept, leveraging the fully equipped kitchen and prime location. The space is ideal for various dining ideas, provided they differ from existing businesses in the shopping centre. Please contact the listing agent for more information. Serious inquiries only, as this is a confidential listing and a

fantastic opportunity to acquire a thriving restaurant in a sought-after area of Calgary.