



GRASSROOTS
REALTY GROUP

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**1829 Ranchlands Boulevard NW
Calgary, Alberta**

MLS # A2192288



\$175,000

Division: Ranchlands

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,165 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: ALL EQUIPMENT LISTED IN THE THE EQUIPMENT LIST IN SCHEDULE 'A'

East Indian Restaurant for Sale – Prime Location! ?? Strategically located between Crowfoot & Ranchlands Blvd in a high-traffic area, this well-established East Indian restaurant offers a turnkey opportunity with exceptional value. Key Features: 38-seat capacity with a cozy and inviting atmosphere Fully licensed bar Well-equipped kitchen featuring a tandoor oven, large canopy, chiller, and freezer Designated space for a lunch buffet—perfect for attracting midday crowds Affordable Lease Terms: Base Rent: \$3,106/month Operating Costs: \$2359 Total \$5,466.36 This is a rare opportunity to own a well-located restaurant with strong potential for growth. Easy to show—don’t miss out! ?? Contact us today for more details or to schedule a viewing!