



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

MLS # A2198024

Calgary, Alberta



\$199,900

Division: Calgary
Type: Business
Bus. Type: Restaurant
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 1,930 sq.ft.
Zoning: -

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	List of equipment		

This is a prime opportunity to own a profitable, well-established Indian restaurant in one of Calgary's most high-traffic and sought-after locations. Situated right on 17th Ave SW, this restaurant is positioned in the heart of the city's busiest dining and entertainment district, ensuring steady foot traffic and a growing customer base. Prime Location & Located on Calgary's iconic 17th Ave SW, a popular restaurant and tourist hub with constant walk-in customers and high visibility. Strong Sales & Growth Potential & Generating between \$35,000 & \$40,000/month in sales, with room for further growth through extended hours, catering, and delivery services. Fully Equipped & Turnkey & Includes a fully functional commercial kitchen, a 45-seat dining area, and potential for expanding takeout & delivery through Uber Eats, SkipTheDishes, and DoorDash. High-Profit, Turnkey Business & This restaurant has built a strong reputation for authentic Indian cuisine and is well-known for its flavorful dishes and loyal customer base. With a solid operational foundation, this is a perfect opportunity for an experienced restaurateur or a first-time owner looking to step into a successful and growing business. Very Motivated Seller & Ready to make a deal! The seller is offering FREE training & operational support to ensure a smooth transition and continued success for the new owner.