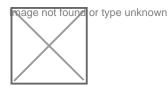


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

RESTAURANT FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 29579

MLS ID: A2198024

\$199,900



- A KAMAL JAIN
- **2** (403) 891-8574
- Real Estate Professionals Inc.
- **403-547-4102**
- Calgary , Alberta

Transaction Type

For Lease

Lease Frequency

Monthly

Building Type

Commercial Mix

Property Type Commercial

Building Area (Sq. M.)

179.30

Reports

Unaudited Financial Stmnts

Days On Market

44

Lease Term

Renewal Option

Year Built

1978

Property Sub Type

Business

InclusionsList of equipment

Lease Amount

5950.00

Lease Term Remaining

48

Structure Type

Retail

Building Area (Sq. Ft.)

1930.00

Restrictions

Landlord Approval

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.

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