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RESTAURANT FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Calgary, Alberta



Listing ID:
29579

MLS ID:
A2198024

\$199,900



 **KAMAL JAIN**
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 Real Estate Professionals Inc.
 403-547-4102

 Calgary , Alberta

Transaction Type For Lease	Days On Market 44	Lease Amount 5950.00
Lease Frequency Monthly	Lease Term Renewal Option	Lease Term Remaining 48
Building Type Commercial Mix	Year Built 1978	Structure Type Retail
Property Type Commercial	Property Sub Type Business	Building Area (Sq. Ft.) 1930.00
Building Area (Sq. M.) 179.30	Inclusions List of equipment	Restrictions Landlord Approval
Reports Unaudited Financial Stmnts		

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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