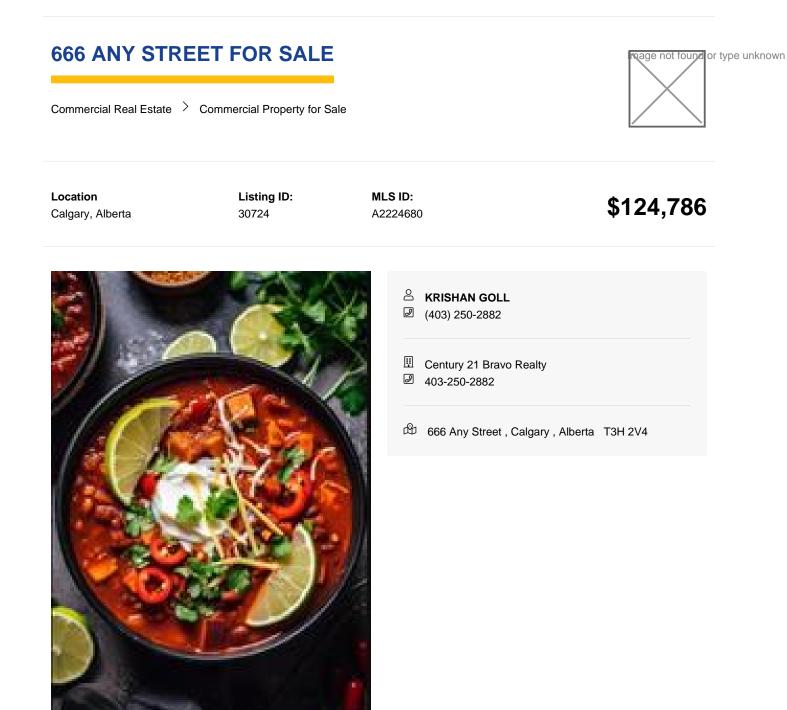


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Transaction Type	Days On Market	Zoning
For Sale	110	
Subdivision	Year Built	Structure Type
Westgate	2021	Five Plus
Property Type	Property Sub Type	Legal Plan
Commercial	Business	
Building Area (Sq. Ft.) 1302.00 Restrictions None Known	Building Area (Sq. M.) 120.96 Reports None	Inclusions As Is

Public Remarks An excellent opportunity to own a newly established East Indian restaurant in one of Calgary's prime high-traffic locations. With good monthly sales, this vibrant and modern dining establishment offers a turnkey operation for aspiring restaurateurs or seasoned business owners alike. Renowned for its authentic Indian cuisine exceptional service, and welcoming ambiance, the restaurant has quickly gained popularity among both locals and visitors. The premises feature a fully equipped commercial kitchen, a stylish and comfortable dining area, and all the modern infrastructure required to operate efficiently. This business presents strong potential for growth, with opportunities to expand into catering, delivery services, and enhanced digital marketing strategies. With its brand foundation already in place, this is a rare chance to step into a fully operational and profitable restaurant business in a sought-after Calgary location. The exact location of the business is confidential. Interested parties will be required to sign a Confidentiality Agreement (NDA) prior to receiving detailed information or scheduling a private viewing.

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