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123 EASTHILLS FOR LEASE

Commercial Real Estate > Commercial Property for Lease




Location
Calgary, Alberta



Listing ID:
30801


MLS ID:
A2226570

\$164,500



 **GARY DEOL**
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 **PREP Realty**
 403-270-4682

 123 EASTHILLS , Calgary , Alberta T2A 7A6

Transaction Type For Lease	Days On Market 4	Lease Amount 8090.00
Lease Frequency Monthly	Subdivision Belvedere	Year Built 2019
Structure Type Other	Property Type Commercial	Property Sub Type Business
Building Area (Sq. Ft.) 1535.00	Building Area (Sq. M.) 142.60	Inclusions All the Restaurant Equipment
Restrictions Landlord Approval	Reports None	

A fantastic opportunity has arisen to acquire a well-established branded South Indian food business located in a bustling plaza that serves a rapidly growing community. This prime location benefits from high foot traffic and proximity to major retailers, including Walmart, Costco, and Cineplex, making it an ideal spot for attracting a diverse customer base. The business has been operational for a couple of years. It has consistently generated impressive sales with 30 Seating, open to more seating if some changes are made, reflecting the popularity of its offerings. The restaurant features a welcoming ambiance that captures the essence of South Indian cuisine, appealing to both locals and visitors alike. Additionally, there is a long-term lease in place at reasonable rates, providing stability and security for the new owner. This is a turnkey operation with established systems and a loyal customer base, making it a promising investment for anyone looking to enter the food service industry or expand their portfolio. For more information, please don't hesitate to reach out by phone. It Can Be Converted into any Italian, Japanese, Shawarma (except for Pizza, Burgers, Breakfast Items, Sub Sandwiches and Vietnamese as per the landlord's instructions)

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