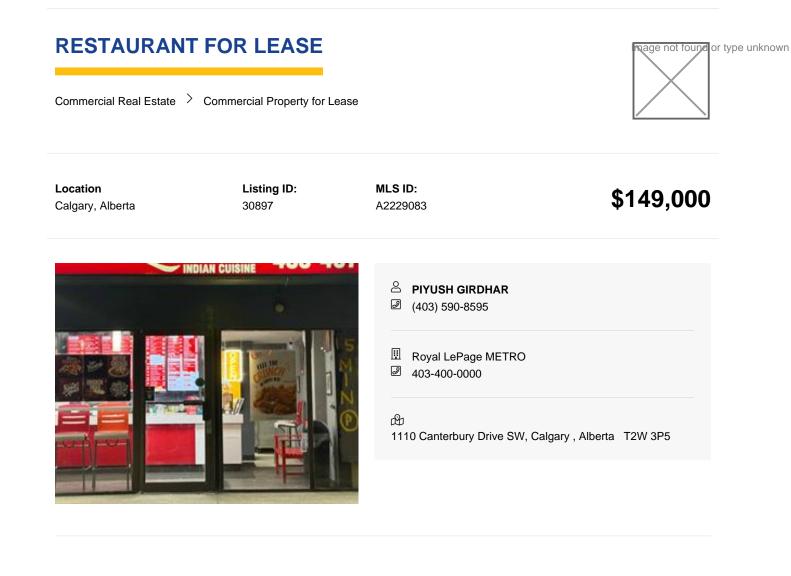


Generated: Aug 28, 2025, 6:32:21

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Transaction Type For Lease

Lease Frequency Monthly

Structure Type Retail

Building Area (Sq. Ft.) 954.00

Restrictions See Remarks Days On Market 80

Subdivision Canyon Meadows

Property Type Commercial

Building Area (Sq. M.) 88.63

Reports Call Lister Lease Amount 20.50

Year Built 1980

Property Sub Type Business

Inclusions Schedule B to be attached at the time of the purchase contract sign

FOR SALE: Takeout Indian Restaurant– Calgary SW! Prime Calgary SW Location | Low Competition | Turnkey Operation. An exciting opportunity to own a fully equipped Takeout Indian Restaurant in a highly desirable Calgary SW neighborhood. This business is located in a well-established, family-friendly community with consistent residential traffic and low competition in the immediate area. Key Features: Size: 954 sq. ft. Kitchen: Fully outfitted commercial kitchen with all major appliances, ventilation system, prep stations, and refrigeration. Ready to operate from day one! Concept: Currently serving Indian cuisine. Flexibility: Ideal for takeout and delivery-focused operations. Can be converted to another concept (e.g., shawarma, Vietnamese, sushi) with landlord approval. Lease: Reasonable lease terms in place. The total monthly rent including common area and GST is 2950.00 per month. Landlord open to long-term tenants. Demographics: Serves a dense and growing residential population with limited nearby competition for Indian cuisine. Potential: Boost revenue by adding catering, or extended hours. Why Buy This Business- Fully built-out commercial kitchen, Excellent location in SW Calgary, Minimal competition for Indian food Turnkey setup – avoid build-out delays & costs, Growth potential through new menu items or franchise models.

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