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RESTAURANT FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Calgary, Alberta


Listing ID:
30897


MLS ID:
A2229083

\$149,000



 **PIYUSH GIRDHAR**
 (403) 590-8595

 Royal LePage METRO
 403-400-0000

 1110 Canterbury Drive SW, Calgary , Alberta T2W 3P5

Transaction Type For Lease	Days On Market 80	Lease Amount 20.50
Lease Frequency Monthly	Subdivision Canyon Meadows	Year Built 1980
Structure Type Retail	Property Type Commercial	Property Sub Type Business
Building Area (Sq. Ft.) 954.00	Building Area (Sq. M.) 88.63	Inclusions Schedule B to be attached at the time of the purchase contract sign
Restrictions See Remarks	Reports Call Lister	

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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