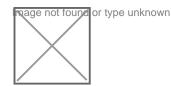


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RESTAURANT FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 30897

MLS ID: A2229083

\$179,000



- △ PIYUSH GIRDHAR
- **2** (403) 590-8595
- Royal LePage METRO
- **403-400-0000**
- Calgary , Alberta

Transaction Type

For Lease

Lease Frequency

Monthly

Property Type

Commercial

Building Area (Sq. M.)

88.63

Reports
Call Lister

Days On Market

24

Year Built

1980

Property Sub Type

Business

Inclusions

Schedule B to be attached at the time of

the purchase contract sign

Lease Amount

20.50

Structure Type

Retail

Building Area (Sq. Ft.)

954.00

Restrictions

See Remarks

FOR SALE: Takeout Indian Restaurant & Fried Chicken – Calgary SW! Prime Calgary SW Location | Low Competition | Turnkey Operation. An exciting opportunity to own a fully equipped Takeout Indian Restaurant with Fried Chicken specialty 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 and fried chicken, both popular staples in the area. 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 or specialty fried chicken. 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 & fried chicken, Turnkey setup – avoid build-out delays & costs, Growth potential through new menu items or franchise models.

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