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123 RESTAURANT FOR LEASE

Commercial Real Estate > Commercial Property for Lease




Location
Calgary, Alberta



Listing ID:
32100

MLS ID:
A2256534

\$199,000



 **PIYUSH GIRDHAR**
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 **Royal LePage METRO**
 403-400-0000

 123 Restaurant , Calgary , Alberta T3G2L5

Transaction Type For Lease	Days On Market 2	Lease Amount 36.00
Lease Frequency Annually	Subdivision Arbour Lake	Year Built 1987
Structure Type Retail	Property Type Commercial	Property Sub Type Business
Building Area (Sq. Ft.) 874.00	Building Area (Sq. M.) 81.20	Inclusions Equipment list will be provided
Restrictions Landlord Approval	Reports Chattel/Equipment	

Highlights: Turnkey Takeout Restaurant – successfully operating for 20 years with strong community presence. Prime NW Calgary Location – in a premier, high-demand neighborhood. Authentic East Indian Cuisine – fully equipped for curries, tandoor, naan & takeout service. Affordable Rent – only \$4,420/month (all-in) including base rent, op cost, water, pylon sign & GST. Well-Equipped Kitchen: 14 ft. canopy, 7' x 9' walk-in cooler, Double prep cooler, commercial tandoor + more equipment Business Strengths: Same location for 2 decades – loyal repeat customers. Great reputation and strong takeout demand. Landlord will consider different food concepts (subject to approval). Opportunity: Ideal for restaurateurs seeking a turnkey setup with low rent. Potential to expand catering, delivery, or introduce a new cuisine concept or additional cloud kitchen concept Serious inquiries only. Financials available upon signed NDA. Do not approach staff directly.

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