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## RESTAURANT FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta

**Listing ID:**  
33970

**MLS ID:**  
A2285507

**\$134,000**



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 12, 7196 Temple Drive NE, Calgary , Alberta T1Y 4E8

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 77	<b>Lease Amount</b> 4300.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Temple	<b>Building Type</b> Mixed Use
<b>Year Built</b> 1980	<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Business	<b>Building Area (Sq. Ft.)</b> 1088.00	<b>Building Area (Sq. M.)</b> 101.08
<b>Inclusions</b> See Schedule "A"	<b>Restrictions</b> None Known	<b>Reports</b> Audited Financial Statements

Opportunity to acquire a 100% ownership in an established Indo-Chinese restaurant operating since December 2022. This is a turnkey investment for an owner-operator or investor looking to step into a functioning, recognizable concept with consistent sales and structured franchise support. The seller's full equity position is being offered, representing a \$135,000 original investment and a meaningful share of the business moving forward. Strategically located in Northeast Calgary near a busy intersection with over 28,000 vehicles passing through daily, the restaurant benefits from strong visibility, steady traffic exposure, and convenient access for dine-in and takeout customers. The high-traffic positioning creates ongoing brand awareness and supports continued customer flow. The restaurant features a streamlined operating model with pre-planned recipes and standardized ingredients, making day-to-day management straightforward and efficient. No chef experience is required, as the franchise provides full training, onboarding, and ongoing operational support to ensure consistency and ease of ownership. The business operates under a proven franchise system with a 3% royalty fee and 2% marketing fee. Expected total monthly net income ranges between \$5,000 and \$7,000, with the buyer's return directly proportional to the 54% equity stake. This is an ideal opportunity for entrepreneurs seeking a manageable food business, professionals looking to diversify into hospitality, or investors wanting a semi-absentee operation backed by training, systems, and brand support. Step into an established Indo-Chinese concept with processes already in place, strong exposure, and immediate potential to grow revenue and profitability.

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