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UNIT A - 111, 235 RED EMBERS WAY NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
33972

MLS ID:
A2285559

\$147,500



 **PREET CHAWLA**
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 Unit A - 111, 235 Red Embers Way NE, Calgary , Alberta T3N 1E9

Transaction Type For Lease	Days On Market 19	Lease Amount 44.00
Lease Frequency Monthly	Subdivision Redstone	Building Type Mixed Use
Year Built 2022	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Mixed Use	Building Area (Sq. Ft.) 1341.00	Building Area (Sq. M.) 124.58
Inclusions See Schedule "A"	Restrictions None Known	Reports Audited Financial Statements

Opportunity to acquire a 50% ownership stake in a newly established Indo-Chinese restaurant operating since December 2025. This is a turnkey investment offering the seller's entire equity position, representing a \$147,500 initial investment and a strong foundation for future growth within a proven franchise model. The restaurant operates using a streamlined system with pre-planned recipes, pre-portioned ingredients, and standardized preparation processes, allowing the business to run efficiently without the need for a professional chef. Full training, onboarding, and ongoing operational support are provided by the franchise, making this an accessible opportunity for both hands-on owners and investors. A structured fee model of 3% royalty and 2% marketing exists. Total expected monthly net income ranges between \$7,000 and \$10,000, with the buyer's return directly proportional to the 50% equity stake. Positioned beneath a newer residential apartment building less than five years old, the restaurant benefits from built-in demand and strong repeat clientele, with nearly 240 residents living directly above the space. The location also enjoys exceptional exposure near a major intersection with more than 295,000 vehicles per day recorded, a figure measured in October 2019 with traffic volumes having increased significantly since. This combination of residential density, visibility, and traffic flow supports consistent customer activity and long-term brand growth. Ideal for entrepreneurs seeking a manageable food concept, investors looking for a structured and supported hospitality venture, or partners wanting to expand within a growing Indo-Chinese dining niche. Step into a modern, systemized restaurant with immediate potential, strong location fundamentals, and franchise backing already in place.

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