

MLS # A2281941

Calgary, Alberta



\$299,000

Division:	Calgary
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,500 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

Inclusions: AS PER SCHEDULE 'A' EQUIPMENT LIST

East Indian Restaurant with Party Space & Prime Westwind's Location, NE Calgary An exceptional opportunity to own a well-established East Indian restaurant with dedicated party space, successfully operating for over 15 years. This is a turnkey business offering outstanding value in a high-traffic NE Calgary location. Restaurant Size & Seating • Approx. 1,500 sq. ft. • Indoor seating for 35 guests • Separate party/function space for up to 65 people Kitchen & Equipment • Fully equipped commercial kitchen • Wide range of commercial-grade equipment included in the sale Prime Location • Strategically located on Westwind's Drive, NE Calgary • Excellent visibility with steady vehicle and pedestrian traffic • Surrounded by established businesses and dense residential areas Lease Details • Very economical lease • Rent: \$4,050 per month • Operating costs: \$1,300 per month • Total monthly cost: \$5,450 • Rent: \$32.40 per sq. ft. • Operating cost: \$10.40 per sq. ft. • Rare opportunity—a business of this size and value is hard to find anywhere in Alberta Business Flexibility • Currently operating as an East Indian restaurant specializing in Biryani and other popular Indian dishes • New owner may change the concept and business name. (Business name not included) • Ideal for expanding catering, parties, or introducing a new cuisine concept This is only an Asset Sale only