

**MLS # A2246713**

**Calgary, Alberta**

**\$325,000**



<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Fast Food, Food & Beverage, Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,550 sq.ft.
<b>Zoning:</b>	-

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

**Inclusions:** Asset List to be provided before closing

Excellent opportunity to acquire a restaurant space in a prime NE location with heavy foot traffic. Currently operating as a South Indian restaurant with gross monthly sales of approximately \$50,000. Features include a 40-seat dining area, an 18-foot canopy, and a fully equipped commercial kitchen. Monthly rent includes operating costs. Huge potential from 400 newly built homes and additional apartment developments coming up. Potential for change of use, subject to landlord approval—ideal for entrepreneurs exploring new concepts. Please do not approach staff or visit the business without a scheduled appointment.