

**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:** -

<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:** AS PER SCHEDULE 'A' EQUIPMENT LIST

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