

**1829 Ranchlands Boulevard NW**  
**Calgary, Alberta**

**MLS # A2192288**



**\$175,000**

**Division:** Ranchlands

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,165 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** ALL EQUIPMENT LISTED IN THE THE EQUIPMENT LIST IN SCHEDULE 'A'

East Indian Restaurant for Sale &ndash; Prime Location! ?? Strategically located between Crowfoot & Ranchlands Blvd in a high-traffic area, this well-established East Indian restaurant offers a turnkey opportunity with exceptional value. Key Features: 38-seat capacity with a cozy and inviting atmosphere Fully licensed bar Well-equipped kitchen featuring a tandoor oven, large canopy, chiller, and freezer Designated space for a lunch buffet&mdash;perfect for attracting midday crowds Affordable Lease Terms: Base Rent: \$3,106/month Operating Costs: \$2359 Total \$5,466.36 This is a rare opportunity to own a well-located restaurant with strong potential for growth. Easy to show&mdash;don&rsquo;t miss out! ?? Contact us today for more details or to schedule a viewing!