

780-228-2224

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## 1829 Ranchlands Boulevard NW Calgary, Alberta

MLS # A2192288



**Heating:** Floors: Roof: **Exterior:** Water: Sewer: Inclusions: \$155,000

	Division:	Ranchlands
	Туре:	Retail
	Bus. Type:	-
	Sale/Lease:	For Lease
	Bldg. Name:	-
No.	Bus. Name:	-
	Size:	1,165 sq.ft.
	Zoning:	-
-		Addl. Cost:
-		Based on Year: -
-		Utilities:
-		Parking:
-		Lot Size:
-		Lot Feat:
ALL EQUIPMENT LISTED IN THE THE EQUIPMENT LIST IN SCHEDULE 'A		

East Indian Restaurant for Sale – 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— 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—don't miss out! ?? Contact us today for more details or to schedule a viewing!