## ROBERT HART MOORE GRASSROOTS REALTY GROUP

780-897-4170

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## MLS # A2183707

## Calgary, Alberta

**Heating:** 

Floors:

Roof:

**Exterior:** 

Water:

Sewer:

Inclusions:



Asset list to be provided before closing

\$349,900

Calgary Retail

Lot Feat:

Division:

Type:
Bus. Type:

Sale/Lease: For Lease

Bldg. Name: 
Bus. Name: 
Size: 1,338 sq.ft.

Zoning: 
Addl. Cost: 
Based on Year: 
Utilities: 
Parking: 
Lot Size: -

Fast Food, Food & Beverage , Restaurant

Asset Sale Only: This well-established Indian restaurant is available for sale in a high-traffic retail plaza with excellent exposure. The restaurant features a seating capacity of 38 and is currently operating profitably with annual gross sales exceeding \$800K. The lease is in place for 4 years, with an option to renew for an additional 5 years. Monthly rent is \$6,805.03, including operating costs. This is an excellent business opportunity for an experienced operator looking to take over a turnkey operation in a prime location. Please note: Do not approach staff or visit the business without an appointment. Inquire today to learn more!