

**MLS # A2265396**

**Calgary, Alberta**



**\$599,000**

|                       |                                       |
|-----------------------|---------------------------------------|
| <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>          | 2,324 sq.ft.                          |
| <b>Zoning:</b>        | -                                     |
| <b>Addl. Cost:</b>    | -                                     |
| <b>Based on Year:</b> | -                                     |
| <b>Utilities:</b>     | -                                     |
| <b>Parking:</b>       | -                                     |
| <b>Lot Size:</b>      | -                                     |
| <b>Lot Feat:</b>      | -                                     |

|                    |                                          |
|--------------------|------------------------------------------|
| <b>Heating:</b>    | -                                        |
| <b>Floors:</b>     | -                                        |
| <b>Roof:</b>       | -                                        |
| <b>Exterior:</b>   | -                                        |
| <b>Water:</b>      | -                                        |
| <b>Sewer:</b>      | -                                        |
| <b>Inclusions:</b> | Asset List to be provided before closing |

Exceptional Opportunity & Brand Newly Built Profitable South Indian Fine-Dining Restaurant for Sale (Calgary NE). An exceptional opportunity to acquire a highly profitable and well-established South Indian fine-dining restaurant located in Calgary NE. This successful business features a 22-foot canopy and a professionally designed commercial kitchen, fully equipped to support seamless Indian cuisine operations. Gross Annual Revenue: Approximately \$1.2 million Net Income: Over \$400,000 per year Rent: \$7030 Monthly rent inclusive of operating costs. Seating Capacity : 100-125 Fully equipped Bar This turnkey operation offers a rare chance to own a thriving and reputable restaurant with strong financial performance and a loyal customer base. Please Note: Do not approach staff or visit the premises without a scheduled appointment.