



MLS # A2267369

## Calgary, Alberta



# \$525,000

Division:	Calgary
Type:	Business
Bus. Type:	Fast Food,Food & Beverage ,Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	2,400 sq.ft.
Zoning:	-

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: Asset List to be provided before closing

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

An exceptional opportunity to own a profitable and fully operational indian restaurant in a prime Calgary SW location. This well-established business enjoys a strong reputation and consistent income with tie-ups supplying food to multiple schools, convention centers, senior societies, Dragon Society, NGOs, temples, and international student groups. The restaurant features 50 indoor seats and 60 patio seats with annual sales of approximately \$750,000 and a net income of \$150,000, it provides solid returns for an owner-operator or investor. The monthly rent includes operating costs, and operations are fully turnkey with an experienced chef and staff willing to stay. The business also has 2 approved LMIAs, making it an attractive opportunity for immigration candidates. This is a rare chance to acquire a thriving restaurant with established contracts, loyal clientele, and a prime location. Serious inquiries only&mdash;please do not approach staff or visit without an appointment.