

MLS # A2229083

Calgary, Alberta



\$179,000

Division: Calgary
Type: Business
Bus. Type: Restaurant
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 954 sq.ft.
Zoning: -

Heating: -	Addl. Cost: -
Floors: -	Based on Year: -
Roof: -	Utilities: -
Exterior: -	Parking: -
Water: -	Lot Size: -
Sewer: -	Lot Feat: -

Inclusions: Schedule B to be attached at the time of the purchase contract sign

FOR SALE: Takeout Indian Restaurant & Fried Chicken & Calgary SW! Prime Calgary SW Location | Low Competition | Turnkey Operation. An exciting opportunity to own a fully equipped Takeout Indian Restaurant with Fried Chicken specialty in a highly desirable Calgary SW neighborhood. This business is located in a well-established, family-friendly community with consistent residential traffic and low competition in the immediate area. **Key Features:** Size: 954 sq. ft. Kitchen: Fully outfitted commercial kitchen with all major appliances, ventilation system, prep stations, and refrigeration. Ready to operate from day one! **Concept:** Currently serving Indian cuisine and fried chicken, both popular staples in the area. **Flexibility:** Ideal for takeout and delivery-focused operations. Can be converted to another concept (e.g., shawarma, Vietnamese, sushi) with landlord approval. **Lease:** Reasonable lease terms in place. The total monthly rent including common area and GST is 2950.00 per month. Landlord open to long-term tenants. **Demographics:** Serves a dense and growing residential population with limited nearby competition for Indian cuisine or specialty fried chicken. **Potential:** Boost revenue by adding catering, or extended hours. **Why Buy This Business-** Fully built-out commercial kitchen, Excellent location in SW Calgary, Minimal competition for Indian food & fried chicken, Turnkey setup & avoid build-out delays & costs, Growth potential through new menu items or franchise models.