

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 304, 4774 WESTWINDS DRIVE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
30629


**MLS ID:**  
A2222100

**\$449,900**



 **ARUN KAUSHAL**  
 (403) 618-2112

 **PREP Realty**  
 403-270-4682

 304, 4774 Westwinds Drive , Calgary , Alberta T3J 0L7

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 65	<b>Lease Amount</b> 22.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Westwinds	<b>Year Built</b> 2015
<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business
<b>Building Area (Sq. Ft.)</b> 5944.00	<b>Building Area (Sq. M.)</b> 552.21	<b>Inclusions</b> SEE REMARKS
<b>Restrictions</b> None Known	<b>Reports</b> Leases,Other Documents	

Presenting a rare opportunity to own a highly profitable and fully operational commercial business and all the inventory in the heart of Calgary. This unique offering includes a well-established party hall, a thriving Indian restaurant, and one of the busiest sweet shops in the city — all under one roof. The party hall is city-approved for 112 guests and is fully equipped with a licensed bar, a spacious dance floor, a dedicated washroom, a storage room, and a small ?food PREP area. It is a popular venue for weddings, birthdays, and corporate functions, generating consistent rental income with strong community support and repeat clientele.? A?t the main floor, there is a successful Indian restaurant with over 70 seats approved. It is a fully operational and consistently busy dining establishment, renowned for its authentic cuisine, loyal customer base, and strong dine-in and takeout sales. The restaurant enjoys an excellent reputation and operates smoothly with an experienced team in place.? Also included is one of Calgary's most in-demand sweet shops, which operates both as a retail location and as a wholesale supplier to several smaller sweet stores throughout the region. The sweet shop is well known for its quality, consistency, and high volume, and serves as a valuable income stream that complements the restaurant and event space.? The? downstairs facility includes two public bathrooms,? a separate staff bathroom, a large commercial kitchen for food prep, a separate back entrance for staff and deliveries, and a 40-foot commercial hood ideal for high-volume cooking. For refrigeration and storage, the property features two 10-foot by 10-foot walk-in coolers and one 10-foot by 10-foot walk-in freezer, offering ample capacity for both the restaurant and sweet shop operations.? This is a turnkey business opportunity with multiple strong revenue streams, ideal for an entrepreneur or investor looking for a stable, growing business with long-term potential in one of Calgary's vibrant communities. Financials available upon request.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.