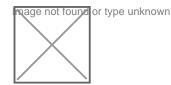


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **123 RESTAURANT FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID:

32100

MLS ID: A2256534

\$199,000



- △ PIYUSH GIRDHAR
- **2** (403) 590-8595
- Royal LePage METRO
- **403-400-0000**
- 🛍 123 Restaurant , Calgary , Alberta T3G2L5

**Transaction Type** 

For Lease

**Days On Market** 

2

Lease Amount

36.00

**Lease Frequency** 

Annually

Subdivision Arbour Lake Year Built 1987

**Structure Type** 

Retail

**Property Type**Commercial

**Property Sub Type** 

**Business** 

Building Area (Sq. Ft.)

874.00

Building Area (Sq. M.)

81.20

Inclusions

Equipment list will be provided

Restrictions

Landlord Approval

Reports

Chattel/Equipment

Highlights: Turnkey Takeout Restaurant – successfully operating for 20 years with strong community presence. Prime NW Calgary Location – in a premier, high-demand neighborhood. Authentic East Indian Cuisine – fully equipped for curries, tandoor, naan & takeout service. Affordable Rent – only \$4,420/month (all-in) including base rent, op cost, water, pylon sign & GST. Well-Equipped Kitchen: 14 ft. canopy, 7' x 9' walk-in cooler, Double prep cooler, commercial tandoor + more equipment Business Strengths: Same location for 2 decades – loyal repeat customers. Great reputation and strong takeout demand. Landlord will consider different food concepts (subject to approval). Opportunity: Ideal for restauranteurs seeking a turnkey setup with low rent. Potential to expand catering, delivery, or introduce a new cuisine concept or additional cloud kitchen concept Serious inquiries only. Financials available upon signed NDA. Do not approach staff directly.

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