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2128 CROWCHILD TRAIL NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID:

32100 A2256534

\$184,900



PIYUSH GIRDHAR

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■ Royal LePage METRO

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r<u>M</u>1

MLS ID:

2128 Crowchild Trail NW, Calgary, Alberta T2M3Y7

Transaction Type

For Lease

Days On Market

50

Lease Amount

36.00

Lease Frequency

Annually

Subdivision Banff Trail

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

Reduced pricing-Turnkey Takeout Restaurant - successfully operating for 20 years with strong community presence. Prime NW Calgary Location - across from McMahon stadium, close to University of Calgary, Sait and hotels in a premier, high-demand Banff Trail 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' walkin 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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