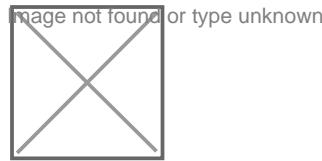


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

EAST INDIAN RESTAURANT WITH PARTY SPACE – PRIME WESTWIND'S LOCATION, NE CALGARY AN EXCEPTIONAL OPP...

Commercial Real Estate > Commercial Property for Lease

**Location**

Calgary, Alberta

Listing ID:

33761

MLS ID:

A2281941

\$299,000



 CYRIL LEWIS

 (403) 903-2219

 First Place Realty

 403-547-8401

 Calgary , Alberta

Transaction Type	Days On Market	Lease Amount
For Lease	3	4050.00
Lease Frequency	Year Built	Structure Type
Monthly	2006	Retail
Property Type	Property Sub Type	Building Area (Sq. Ft.)
Commercial	Retail	1500.00
Building Area (Sq. M.)	Inclusions	Restrictions
139.35	AS PER SCHEDULE 'A' EQUIPMENT LIST	Landlord Approval
Reports		
Formal Lease		

East Indian Restaurant with Party Space – Prime Westwind's Location, NE Calgary An exceptional opportunity to own a well-established East Indian restaurant with dedicated party space, successfully operating for over 15 years. This is a turnkey business offering outstanding value in a high-traffic NE Calgary location. Restaurant Size & Seating • Approx. 1,500 sq. ft. • Indoor seating for 35 guests • Separate party/function space for up to 65 people Kitchen & Equipment • Fully equipped commercial kitchen • Wide range of commercial-grade equipment included in the sale Prime Location • Strategically located on Westwind's Drive, NE Calgary • Excellent visibility with steady vehicle and pedestrian traffic • Surrounded by established businesses and dense residential areas

Lease Details • Very economical lease • Rent: \$4,050 per month • Operating costs: \$1,300 per month • Total monthly cost: \$5,450 • Rent: \$32.40 per sq. ft. • Operating cost: \$10.40 per sq. ft. • Rare opportunity—a business of this size and value is hard to find anywhere in Alberta

Business Flexibility • Currently operating as an East Indian restaurant specializing in Biryani and other popular Indian dishes • New owner may change the concept and business name. (Business name not included) • Ideal for expanding catering, parties, or introducing a new cuisine concept This is only an Asset Sale only

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