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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**
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 Calgary , Alberta

Transaction Type For Lease	Days On Market 66	Lease Amount 4050.00
Lease Frequency Monthly	Year Built 2006	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Building Area (Sq. Ft.) 1500.00
Building Area (Sq. M.) 139.35	Inclusions AS PER SCHEDULE 'A' EQUIPMENT LIST	Restrictions 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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