

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.

RESTAURANT FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
33970

MLS ID:
A2285507

\$135,000



 **PREET CHAWLA**
 (403) 554-8736

 Brilliant Realty
 403-554-8736

 12, 7196 Temple Drive NE, Calgary , Alberta T1Y 4E8

Transaction Type	Days On Market	Subdivision
For Lease	2	Temple
Building Type	Year Built	Structure Type
Mixed Use	1980	Low Rise (2-4 stories)
Property Type	Property Sub Type	Building Area (Sq. Ft.)
Commercial	Business	1088.00
Building Area (Sq. M.)	Inclusions	Restrictions
101.08	See Schedule "A"	None Known

Reports

Audited Financial Statements

Opportunity to acquire a 54% ownership stake in an established Indo-Chinese restaurant operating since December 2022. This is a turnkey investment for an owner-operator or investor looking to step into a functioning, recognizable concept with consistent sales and structured franchise support. The seller's full equity position is being offered, representing a \$135,000 original investment and a meaningful share of the business moving forward. Strategically located in Northeast Calgary near a busy intersection with over 28,000 vehicles passing through daily, the restaurant benefits from strong visibility, steady traffic exposure, and convenient access for dine-in and takeout customers. The high-traffic positioning creates ongoing brand awareness and supports continued customer flow. The restaurant features a streamlined operating model with pre-planned recipes and standardized ingredients, making day-to-day management straightforward and efficient. No chef experience is required, as the franchise provides full training, onboarding, and ongoing operational support to ensure consistency and ease of ownership. The business operates under a proven franchise system with a 3% royalty fee and 2% marketing fee. Expected total monthly net income ranges between \$5,000 and \$7,000, with the buyer's return directly proportional to the 54% equity stake. This is an ideal opportunity for entrepreneurs seeking a manageable food business, professionals looking to diversify into hospitality, or investors wanting a semi-absentee operation backed by training, systems, and brand support. Step into an established Indo-Chinese concept with processes already in place, strong exposure, and immediate potential to grow revenue and profitability.

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.