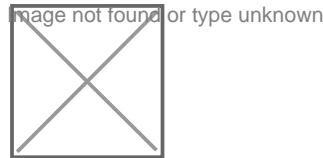


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## UNIT A - 111, 235 RED EMBERS WAY NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta

**Listing ID:**  
33972

**MLS ID:**  
A2285559

**\$147,500**



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

 Brilliant Realty  
 403-554-8736

 Unit A - 111, 235 Red Embers Way NE, Calgary , Alberta T3N 1E9

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Subdivision</b>
For Lease	2	Redstone
<b>Building Type</b>	<b>Year Built</b>	<b>Structure Type</b>
Mixed Use	2022	Low Rise (2-4 stories)
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Building Area (Sq. Ft.)</b>
Commercial	Mixed Use	1341.00
<b>Building Area (Sq. M.)</b>	<b>Inclusions</b>	<b>Restrictions</b>
124.58	See Schedule "A"	None Known

#### Reports

Audited Financial Statements

Opportunity to acquire a 50% ownership stake in a newly established Indo-Chinese restaurant operating since December 2025. This is a turnkey investment offering the seller's entire equity position, representing a \$147,500 initial investment and a strong foundation for future growth within a proven franchise model. The restaurant operates using a streamlined system with pre-planned recipes, pre-portioned ingredients, and standardized preparation processes, allowing the business to run efficiently without the need for a professional chef. Full training, onboarding, and ongoing operational support are provided by the franchise, making this an accessible opportunity for both hands-on owners and investors. A structured fee model of 3% royalty and 2% marketing exists. Total expected monthly net income ranges between \$7,000 and \$10,000, with the buyer's return directly proportional to the 50% equity stake. Positioned beneath a newer residential apartment building less than five years old, the restaurant benefits from built-in demand and strong repeat clientele, with nearly 240 residents living directly above the space. The location also enjoys exceptional exposure near a major intersection with more than 295,000 vehicles per day recorded, a figure measured in October 2019 with traffic volumes having increased significantly since. This combination of residential density, visibility, and traffic flow supports consistent customer activity and long-term brand growth. Ideal for entrepreneurs seeking a manageable food concept, investors looking for a structured and supported hospitality venture, or partners wanting to expand within a growing Indo-Chinese dining niche. Step into a modern, systemized restaurant with immediate potential, strong location fundamentals, and franchise backing already in place.

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