



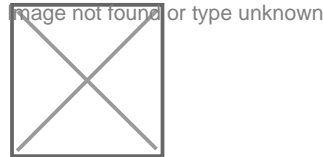
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**Regional Contact**

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## 1919 SIROCCO DRIVE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
34636

**MLS ID:**  
A2297360

**\$249,000**



**SARTHAK SHARMA**  
 (403) 547-4102

Real Estate Professionals Inc.  
 403-547-4102

1919 Sirocco Drive , Calgary , Alberta T3H 2Y3

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 61	<b>Lease Amount</b> 6060.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Christie Park	<b>Year Built</b> 1990
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business
<b>Building Area (Sq. Ft.)</b> 1087.00	<b>Building Area (Sq. M.)</b> 100.98	<b>Inclusions</b> EQUIPMENT LIST
<b>Restrictions</b> Landlord Approval	<b>Reports</b> Chattel/Equipment,Formal Lease	

Turnkey Indian restaurant business for sale in a highly visible location along Sirocco Drive SW, situated in a well-established commercial plaza with strong anchor tenants including Circle K and surrounded by dense residential communities in Calgary's desirable west side. This approximately 1,080 sq. ft. fully equipped space features a 15.5 ft commercial canopy, walk-in cooler, and walk-in freezer, offering an excellent opportunity for an owner-operator or investor. The site benefits from steady vehicle and pedestrian traffic with convenient access to 17 Avenue SW and Sarcee Trail. Current monthly rent is \$6060 including everything. Change of concept may be possible with landlord approval. Please note this is a business asset sale only and real estate is not included. All showings by appointment only; do not approach staff or visit the business without prior authorization.

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