# \$199,900 - N/A, Calgary

MLS® #A2198024

### \$199,900

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

N/A, Calgary, Alberta

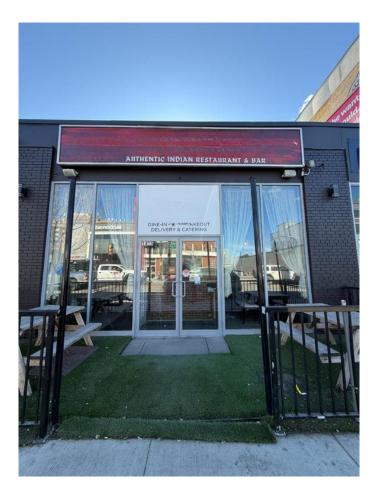
This is a prime opportunity to own a profitable, well-established Indian restaurant in one of Calgary's most high-traffic and sought-after locations. Situated right on 17th Ave SW, this restaurant is positioned in the heart of the city's busiest dining and entertainment district, ensuring steady foot traffic and a growing customer base.

Prime Location – Located on Calgary's iconic 17th Ave SW, a popular restaurant and tourist hub with constant walk-in customers and high visibility.

Strong Sales & Growth Potential –
Generating between \$35,000 –
\$40,000/month in sales, with room for further growth through extended hours, catering, and delivery services.

Fully Equipped & Turnkey – Includes a fully functional commercial kitchen, a 45-seat dining area, and potential for expanding takeout & delivery through Uber Eats, SkipTheDishes, and DoorDash.

High-Profit, Turnkey Business – This restaurant has built a strong reputation for authentic Indian cuisine and is well-known for its flavorful dishes and loyal customer base. With a solid operational foundation, this is a perfect opportunity for an experienced restaurateur or a first-time owner looking to step into a successful and growing business.



Very Motivated Seller – Ready to make a deal! The seller is offering FREE training & operational support to ensure a smooth transition and continued success for the new owner.

### Built in 1978

## **Essential Information**

MLS® #	A2198024
Price	\$199,900
Bathrooms	0.00
Acres	0.00
Year Built	1978
Туре	Commercial
Sub-Type	Business
Status	Active
Status	Active

## **Community Information**

Address	N/A
Subdivision	N/A
City	Calgary
County	Calgary
Province	Alberta

## Amenities

Parking Spaces 4

## **Additional Information**

Date ListedFebruary 28th, 2025Days on Market75

## **Listing Details**

Listing Office Real Estate Professionals Inc.

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