

**MLS # A2170825**

**Calgary, Alberta**



**\$369,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Retail
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	3,900 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	-
<b>Lot Feat:</b>	-

**Inclusions:** All furniture, fixtures and equipment are included in the sale.

**PRICE REDUCED!** This is the first opportunity to buy this iconic restaurant in Calgary! The restaurant has been established for decades. The existing customer base and brand recognition bring strong added value. It's located on one of the major traffic arteries in Calgary with a very high traffic count and tremendous visibility. The restaurant concept could be changed to a new owner's choice or keep the successful East Indian concept. There's a popular and well-equipped food truck available for purchase from the owner for \$75,000. This vehicle could extend your reach and expose your brand into different parts of the City and events. The owner is willing to sell the land and building — please see A2170133 on MLS or Realtor.ca