

# \$425,000 - N/A, Calgary

MLS® #A2246713

**\$425,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

N/A, Calgary, Alberta

Excellent opportunity to acquire a restaurant space in a prime NE location with heavy foot traffic. Currently operating as a South Indian restaurant with gross monthly sales of approximately \$50,000. Features include a 40-seat dining area, an 18-foot canopy, and a fully equipped commercial kitchen. Monthly rent includes operating costs. Huge potential from 400 newly built homes and additional apartment developments coming up. Potential for change of use, subject to landlord approval—ideal for entrepreneurs exploring new concepts. Please do not approach staff or visit the business without a scheduled appointment.



Built in 2023

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2246713   |
| Price      | \$425,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2023       |
| Type       | Commercial |
| Sub-Type   | Business   |
| Status     | Active     |

## Community Information

|             |     |
|-------------|-----|
| Address     | N/A |
| Subdivision | N/A |

|          |         |
|----------|---------|
| City     | Calgary |
| County   | Calgary |
| Province | Alberta |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 103              |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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