

# \$249,900 - N/A, Calgary

MLS® #A2198024

**\$249,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

N/A, Calgary, Alberta

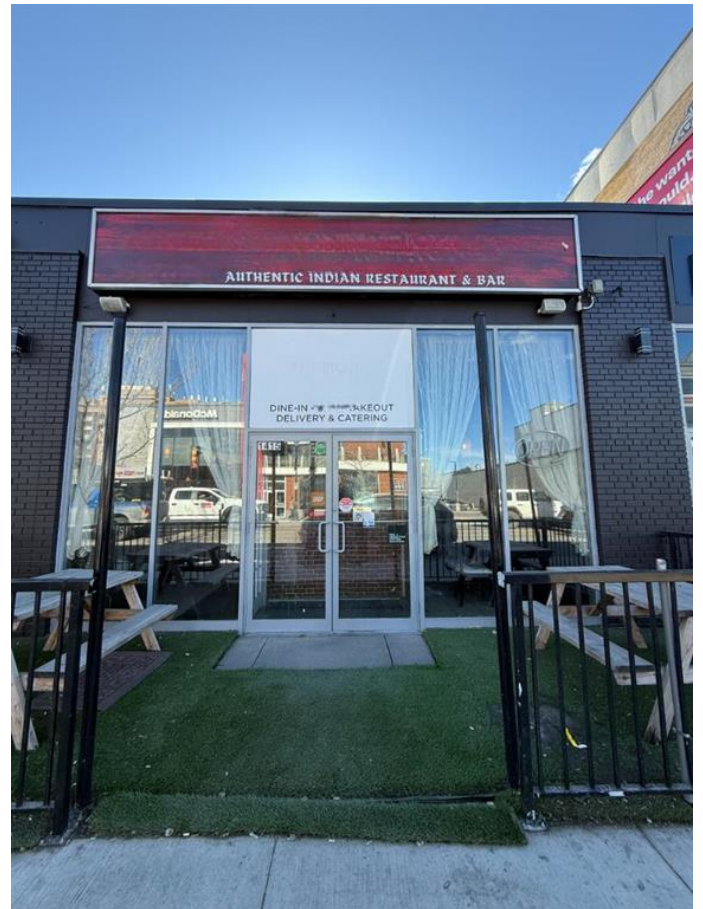
This is a prime opportunity to own a profitable, well-established Indian restaurant in one of Calgary's most high-traffic and sought-after locations. Situated right on 17th Ave SW, across from McDonald's, this restaurant is positioned in the heart of the city's busiest dining and entertainment district, 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	\$249,900
Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Commercial
Sub-Type	Business
Status	Active

### Community Information

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

### Amenities

Parking Spaces	4
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### Additional Information

Date Listed	February 28th, 2025
Days on Market	37

### Listing Details

Listing Office	Real Estate Professionals Inc.
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