

**#9, 3109 Palliser Drive
 Calgary, Alberta**

MLS # A2258933



\$159,000

Division: Palliser
Type: Retail
Bus. Type: Restaurant
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 1,800 sq.ft.
Zoning: -

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

Inclusions: AS PER SCHEDULE 'A' ATTACHED

Prime East Indian Restaurant for Sale – SW Calgary Located in a bustling strip mall in SW Calgary, this restaurant serves affluent communities with elite families and high-income professionals. Enjoy very economical rent in one of the best in town! Fully serviced Kitchen & seating restaurant. RENT \$2,,625 OP COST \$1,087 TOTAL \$3,712 PER MONTH Features & Highlights: • Fully equipped commercial kitchen: walk-in chiller & freezer, tandoori oven, pizza oven, gas stove, flat-top grill, and more. • 32-seat restaurant, fully approved by the City of Calgary. • Spacious kitchen suitable for catering & dine-in operations. • Ample parking for customers. • Full commercial • Flexible lease – 4 years with option to renew another 5 years. New owners can change the concept with landlord approval. • Option to serve alcohol with a separate license application. Turnkey opportunity in a high-visibility, high-traffic location. Affordable rent, premium clientele, and endless potential make this a top investment in Calgary.