

\$179,000 - N/A, Calgary

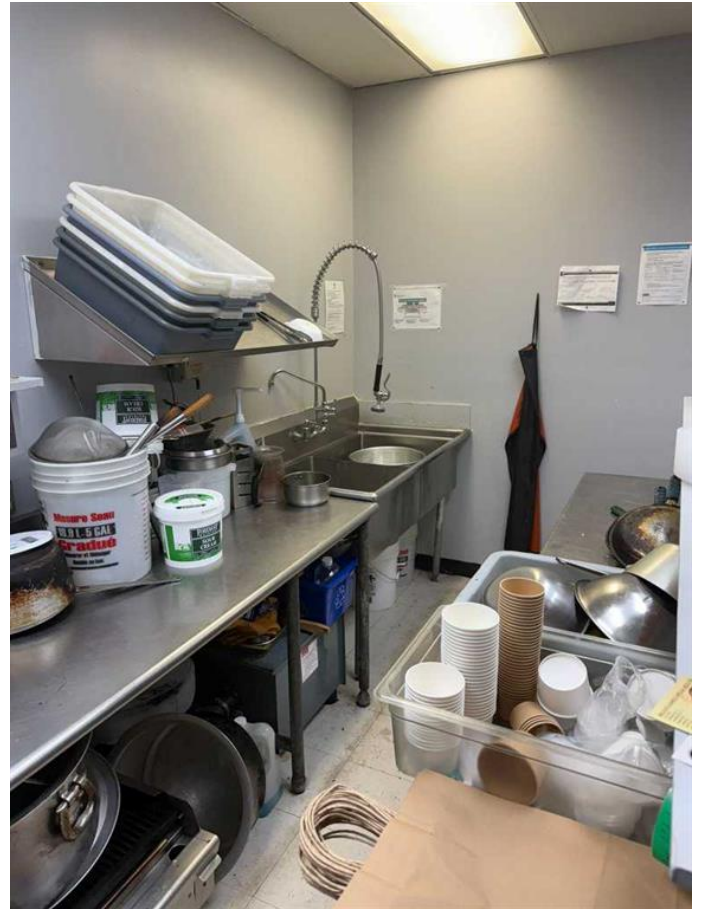
MLS® #A2229083

\$179,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

N/A, Calgary, Alberta

FOR SALE: Takeout Indian Restaurant & Fried Chicken – Calgary SW! Prime Calgary SW Location | Low Competition | Turnkey Operation. An exciting opportunity to own a fully equipped Takeout Indian Restaurant with Fried Chicken specialty in a highly desirable Calgary SW neighborhood. This business is located in a well-established, family-friendly community with consistent residential traffic and low competition in the immediate area. Key Features: Size: 954 sq. ft. Kitchen: Fully outfitted commercial kitchen with all major appliances, ventilation system, prep stations, and refrigeration. Ready to operate from day one! Concept: Currently serving Indian cuisine and fried chicken, both popular staples in the area. Flexibility: Ideal for takeout and delivery-focused operations. Can be converted to another concept (e.g., shawarma, Vietnamese, sushi) with landlord approval. Lease: Reasonable lease terms in place. The total monthly rent including common area and GST is 2950.00 per month. Landlord open to long-term tenants. Demographics: Serves a dense and growing residential population with limited nearby competition for Indian cuisine or specialty fried chicken. Potential: Boost revenue by adding catering, or extended hours. Why Buy This Business- Fully built-out commercial kitchen, Excellent location in SW Calgary, Minimal competition for Indian food & fried chicken, Turnkey setup – avoid build-out delays &



costs,
Growth potential through new menu items or
franchise models.

Built in 1980

Essential Information

| | |
|------------|------------|
| MLS® # | A2229083 |
| Price | \$179,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1980 |
| Type | Commercial |
| Sub-Type | Business |
| Status | Active |

Community Information

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

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 8th, 2025 |
| Days on Market | 32 |

Listing Details

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|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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