

# \$199,900 - N/A, Calgary

MLS® #A2198024

**\$199,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

N/A, Calgary, Alberta

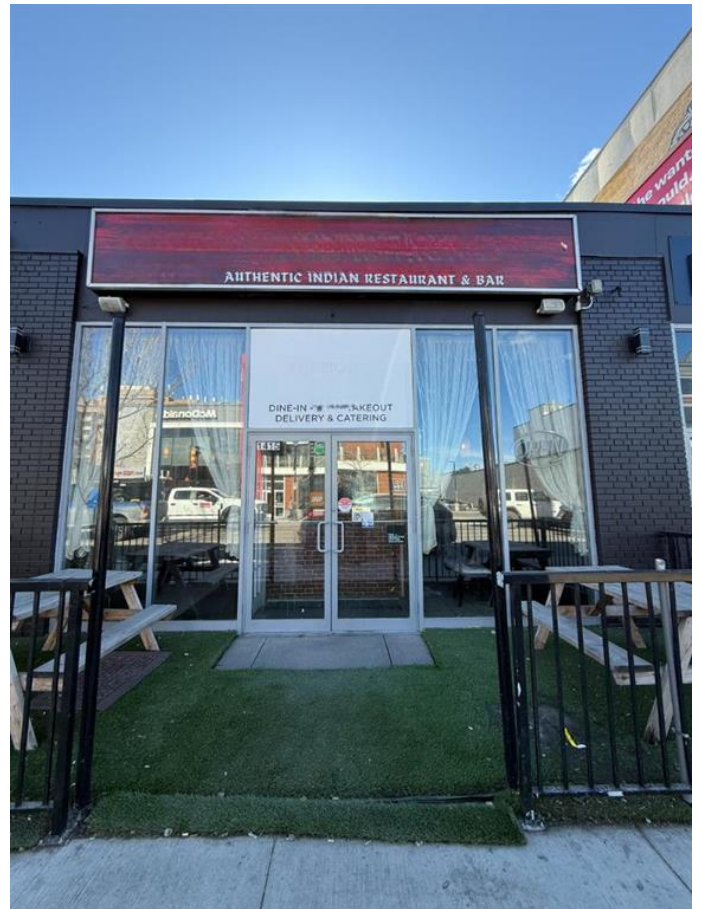
This is a prime opportunity to own a profitable, well-established Indian restaurant in one of Calgary's most high-traffic and sought-after locations. Situated right on 17th Ave SW, this restaurant is positioned in the heart of the city's busiest dining and entertainment district, ensuring steady foot 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 â€œ 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	\$199,900
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	69

### Listing Details

Listing Office	Real Estate Professionals Inc.
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