# \$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 â€" 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 â€" 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**

Address N/A Subdivision N/A

City Calgary
County Calgary
Province Alberta

#### **Additional Information**

Date Listed June 8th, 2025

Days on Market 11

## **Listing Details**

Listing Office Royal LePage METRO

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