

\$159,000 - #9, 3109 Palliser Drive, Calgary

MLS® #A2258933

\$159,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Palliser, Calgary, Alberta

Prime East Indian Restaurant for Sale â€” 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:

- â€¢ Fully equipped commercial kitchen:
walk-in chiller & freezer, tandoori oven, pizza
oven, gas stove, flat-top grill, and more.
- â€¢ 32-seat restaurant, fully approved by the
City of Calgary.
- â€¢ Spacious kitchen suitable for catering &
dine-in operations.
- â€¢ Ample parking for customers.
- â€¢ Full commercial
- â€¢ Flexible lease â€” 4 years with option to
renew another 5 years. New owners can
change the concept with landlord approval.
- â€¢ 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.



Built in 1978

Essential Information

MLS® #	A2258933
Price	\$159,000
Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	#9, 3109 Palliser Drive
Subdivision	Palliser
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4W5

Additional Information

Date Listed	September 21st, 2025
Days on Market	41

Listing Details

Listing Office	First Place Realty
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