



2128 crowchild Trail NW, Calgary, Alberta - \$199,000



Property Description

Highlights: Turnkey Takeout Restaurant – successfully operating for 20 years with strong community presence. Prime NW Calgary Location – across from McMahon stadium, close to University of Calgary, Sait and hotels in a premier, high-demand Banff Trail neighborhood. Authentic East Indian Cuisine – fully equipped for curries, tandoor, naan & takeout service. Affordable Rent – only \$4,420/month (all-in) including base rent, op cost, water, pylon sign & GST. Well-Equipped Kitchen: 14 ft. canopy, 7' x 9' walk-in cooler, Double prep cooler, commercial tandoor + more equipment

Business Strengths: Same location for 2 decades – loyal repeat customers.

Great reputation and strong takeout demand.

Landlord will consider different food concepts (subject to approval).

Opportunity: Ideal for restauranteurs seeking a turnkey setup with low rent. Potential to expand catering, delivery, or introduce a new cuisine concept or additional cloud kitchen concept

Serious inquiries only. Financials available upon signed NDA. Do not approach staff directly.

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