

\$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

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

Additional Information

Date Listed	June 8th, 2025
Days on Market	21

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSA®, Multiple Listing ServiceA® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

