

\$199,000 - 123 Restaurant, Calgary

MLS® #A2256534

\$199,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Arbour Lake, Calgary, Alberta

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

Business Strengths: Same location for 2 decades â€“ loyal repeat customers.

Great reputation and strong takeout demand.

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

Opportunity: Ideal for restaurateurs 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.



Built in 1987

Essential Information

MLS® # A2256534

Price \$199,000

Bathrooms	0.00
Acres	0.00
Year Built	1987
Type	Commercial
Sub-Type	Business
Status	Active

Community Information

Address	123 Restaurant
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G2L5

Additional Information

Date Listed	September 11th, 2025
Days on Market	3

Listing Details

Listing Office	Royal LePage METRO
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