

# \$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	1

### Listing Details

Listing Office	Royal LePage METRO
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