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1110 Canterbury Drive SW  
Calgary, Alberta

MLS # A2229083



**\$179,000**

**Division:** Canyon Meadows

**Type:** Business

**Bus. Type:** Restaurant

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 954 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Schedule B to be attached at the time of the purchase contract sign

**FOR SALE:** Takeout Indian Restaurant—; Calgary SW! Prime Calgary SW Location | Low Competition | Turnkey Operation. An exciting opportunity to own a fully equipped Takeout Indian Restaurant 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. 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. 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 Turnkey setup —; avoid build-out delays & costs, Growth potential through new menu items or franchise models.