

# \$184,900 - 123 Restaurant Ave, Calgary

---

MLS® #A2183579

**\$184,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Calgary, Alberta

Discover a thriving South Asian restaurant in one of Calgary's most desirable high-traffic locations. Situated at a prominent and busy intersection, this restaurant benefits from exceptional visibility and accessibility, making it a favorite destination for locals and visitors alike. Low rent and attractive lease in place.

This well-established business features:

A fully equipped commercial kitchen, ready for seamless operation.

A warm and inviting dining space with a modern interior that enhances the guest experience.

Strong customer loyalty and a reputation for authentic South Asian cuisine.

Convenient parking and easy access from major routes.

With consistent revenue, a dedicated customer base and the potential for growth through catering, delivery or expanded service hours, this is an exceptional opportunity for investors or restaurateurs looking to step into Calgary's vibrant food scene.

Act now, businesses at premium locations like this don't stay on the market for long!

Contact us today for further details or to schedule a private tour.



## Essential Information

|           |            |
|-----------|------------|
| MLS® #    | A2183579   |
| Price     | \$184,900  |
| Bathrooms | 0.00       |
| Acres     | 0.00       |
| Type      | Commercial |
| Sub-Type  | Business   |
| Status    | Active     |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 123 Restaurant Ave |
| Subdivision | NONE               |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | H0H0H0             |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | December 14th, 2024 |
| Days on Market | 196                 |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.