

**400, 5075 Falconridge Boulevard NE  
Calgary, Alberta**

**MLS # A2272057**



**\$239,900**

**Division:** Falconridge

**Type:** Business

**Bus. Type:** Restaurant

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,300 sq.ft.

**Zoning:** C-C2 f1.0h18

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Discover an exceptional turnkey restaurant opportunity in NE Calgary! This well-designed 3,300 sq.ft. free-standing building offers seating for 148 guests and comes fully equipped with a complete commercial kitchen and full furniture package, allowing a new owner to start operations quickly and efficiently. The space previously operated as an East Indian restaurant (currently not in operation) and can be switched to a new cuisine concept with the landlord's approval. With excellent visibility, ample free parking, and a spacious layout, this prime, high-traffic location is a standout opportunity to bring your culinary vision to life. Lease rate: \$38/sq.ft., plus operating costs.