

**119, 5120 47 Street NE  
Calgary, Alberta**

**MLS # A2280049**



**\$199,000**

**Division:** Westwinds

**Type:** Business

**Bus. Type:** Restaurant

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** DELHI ZAIKA

**Size:** 0 sq.ft.

**Zoning:** DC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** CALL LISTER

Excellent opportunity to acquire a well-established Indian cuisine restaurant, Delhi Zaika, located in the highly desirable Westwind area of Northeast Calgary. This turnkey operation offers approximately 1,000 sq. ft. of efficiently designed space with 22 seats, ideal for dine-in, takeout, and delivery concepts. The restaurant is fully equipped with an 8-foot canopy and a complete commercial kitchen, including a walk-in cooler, two chest freezers, prep cooler, tandoor, fryers, burners, and one BhUtti—all in good working condition. Successfully operating for the past two years, the business has established a strong local presence. Situated in a very high-density, highly populated area, surrounded by numerous residential communities, retail, and other restaurants. Excellent exposure with easy access to public transit, including nearby LRT/train service, and close proximity to major amenities. Certified CPA financials Of the last 2 years proving consistent sales ,available for qualified buyers. Ideal opportunity for owner-operators or investors seeking a proven concept in a vibrant and growing location.