

**Unit A - 111, 235 Red Embers Way NE  
Calgary, Alberta**

**MLS # A2285559**



**\$147,500**

**Division:** Redstone

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,341 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** See Schedule "A"

Opportunity to acquire a 50% ownership stake in a newly established Indo-Chinese restaurant operating since December 2025. This is a turnkey investment offering the seller's entire equity position, representing a \$147,500 initial investment and a strong foundation for future growth within a proven franchise model. The restaurant operates using a streamlined system with pre-planned recipes, pre-portioned ingredients, and standardized preparation processes, allowing the business to run efficiently without the need for a professional chef. Full training, onboarding, and ongoing operational support are provided by the franchise, making this an accessible opportunity for both hands-on owners and investors. A structured fee model of 3% royalty and 2% marketing exists. Total expected monthly net income ranges between \$7,000 and \$10,000, with the buyer's return directly proportional to the 50% equity stake. Positioned beneath a newer residential apartment building less than five years old, the restaurant benefits from built-in demand and strong repeat clientele, with nearly 240 residents living directly above the space. The location also enjoys exceptional exposure near a major intersection with more than 295,000 vehicles per day recorded, a figure measured in October 2019 with traffic volumes having increased significantly since. This combination of residential density, visibility, and traffic flow supports consistent customer activity and long-term brand growth. Ideal for entrepreneurs seeking a manageable food concept, investors looking for a structured and supported hospitality venture, or partners wanting to expand within a growing Indo-Chinese dining niche. Step into a modern, systemized restaurant with immediate potential, strong location fundamentals, and franchise backing already in place.