

**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.