

**825 12 Avenue SW  
Calgary, Alberta**

**MLS # A2209530**



**\$369,000**

**Division:** Beltline  
**Type:** Business  
**Bus. Type:** -  
**Sale/Lease:** For Lease  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 729 sq.ft.  
**Zoning:** -

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	Please contact the listing agent		

Well-Established Restaurant for Sale – Prime Downtown Location Take advantage of this rare opportunity to own a long-standing restaurant with over 20 years of successful operation. Known for its award-winning Butter Chicken, voted one of the best in Calgary, this 729 sq. ft. space features a full commercial kitchen and an efficient layout ideal for dine-in and takeout service. Located in a high-density downtown area, the restaurant is surrounded by multifamily residential and commercial buildings, with Safeway just across the street. Customers benefit from ample street parking and convenient access to the Safeway parking lot. The base rent is \$2,855.25 plus GST, offering competitive value for this size and location. The current lease runs through the end of 2028, providing stability for a new owner to build on the existing reputation or introduce a fresh concept. Whether you're expanding your portfolio or stepping into your first restaurant venture, this is a proven space in a vibrant, high-traffic location. For further details, a Non-Disclosure Agreement (NDA) is required. Showings are by appointment only—please do not approach staff directly. Don't miss this rare opportunity to own a popular and well-located restaurant in the heart of the city.