

INDIAN STREET FOOD RESTAURANT FOR SALE

Established owner-operated restaurant with annual sales of **\$1.56 million**. Financials are owner-supplied and subject to buyer verification.

ASKING PRICE

\$1,350,000

TURNKEY BUSINESS

96 seats | 3,438 sq ft

ANNUAL SALES

\$1,564,979

ANNUAL NET INCOME

\$375,078

TOTAL AREA

3,438 sq ft

THE OPPORTUNITY

A Calgary Indian street food business operated by its current owner since October 2020. The premises include 3,188 sq ft of restaurant space plus 250 sq ft of storage. The lease term is listed up to 2034.

BUSINESS HIGHLIGHTS

1

96 SEATS

Seating capacity listed at 96.

2

KITCHEN EQUIPMENT

Walk-in cooler, walk-in freezer and 24-foot canopy.

3

LEASE

Term listed up to 2034; confirm lease terms.

4

FINANCIALS

Financial information is available for buyer review.

ANNUAL FINANCIAL SNAPSHOT

Owner-supplied figures; amounts below are annual.

Gross sales	\$1,564,979
Cost of food	(\$391,244)
Gross profit	\$1,173,735
Rent including operating costs	(\$110,064)
Online sales commissions	(\$58,686)
Insurance	(\$4,800)
Utilities	(\$10,800)
Telephone, internet and security	(\$2,400)
Miscellaneous	(\$30,000)
Wages, including two owners	(\$581,907)
Annual net income	\$375,078

2024 IMPROVEMENTS

New make-up air and exhaust systems installed. A 24-foot patio is approved by the City and landlord.

INTERESTED IN LEARNING MORE?

Request further information or arrange an appointment through the CIR Realty listing realtor. Please do not approach restaurant staff or owners directly.