

# \$159,000 - #9, 3109 Palliser Drive, Calgary

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MLS® #A2258933

**\$159,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Palliser, Calgary, Alberta

Prime East Indian Restaurant for Sale â€“ SW  
Calgary

Located in a bustling strip mall in SW Calgary,  
this restaurant serves affluent communities  
with elite families and high-income  
professionals. Enjoy very economical rent in  
one of the best in town! Fully serviced Kitchen  
& seating restaurant. RENT \$2,,625 OP  
COST \$1,087 TOTAL \$3,712 PER MONTH

Features & Highlights:

- â€¢ Fully equipped commercial kitchen:  
walk-in chiller & freezer, tandoori oven, pizza  
oven, gas stove, flat-top grill, and more.
- â€¢ 32-seat restaurant, fully approved by the  
City of Calgary.
- â€¢ Spacious kitchen suitable for catering &  
dine-in operations.
- â€¢ Ample parking for customers.
- â€¢ Full commercial
- â€¢ Flexible lease â€“ 4 years with option to  
renew another 5 years. New owners can  
change the concept with landlord approval.
- â€¢ Option to serve alcohol with a separate  
license application.

Turnkey opportunity in a high-visibility,  
high-traffic location. Affordable rent, premium  
clientele, and endless potential make this a top  
investment in Calgary.



Built in 1978

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2258933   |
| Price      | \$159,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1978       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | #9, 3109 Palliser Drive |
| Subdivision | Palliser                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2V 4W5                 |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 21st, 2025 |
| Days on Market | 31                   |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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