



8906 mcLeod trail Trail Calgary Alberta

\$449,000

A rare and exceptional business opportunity presents itself with the sale of a combined Specialty Market, Restaurant, and E-commerce grocery venture, all conveniently housed under one roof. Located at the bustling intersection of Macleod Trail and Bonaventure Drive SE in Calgary, this strategically positioned enterprise benefits from high daily traffic volumes, with 55,000 to 60,000 vehicles passing through MacLeod Trail and 10,000 to 12,000 through Bonaventure Drive SE. Recently renovated in January 2023, the 4700-square-foot leased space seamlessly blends traditional and modern elements in both the restaurant and market areas. Offering a unique Majlis seating concept in the restaurant, complete with two private rooms and Turkish/Middle Eastern-inspired furniture imported from Turkey, this establishment has cultivated a distinctive atmosphere. The fully owned and controlled website, free from third-party commissions, caters to a diverse range of products, including South Asian, Middle Eastern, and Turkish groceries, specialty unprocessed dry fruits and nuts, fresh Halal meat, processed specialty meat items, and in-house-made Tandoori bread/naans. While the restaurant boasts a fusion menu of Indian/Pakistani, Middle Eastern, and Hakka Chinese dishes, current operations are limited to takeout and party bookings due to staffing constraints. The business is licensed, with the potential to expand into a fully licensed restaurant. Parking convenience is assured with approximately 150 free parking stalls. With direct access to the parking lot from both Macleod Trail and Bonaventure Drive SE, the standalone building provides an exclusive business environment, free from neighboring interference. The commercial kitchen, designed to serve 200 guests simultaneously, accommodates mass production for both bakery and restaurant specialties, as well as substantial catering orders...

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