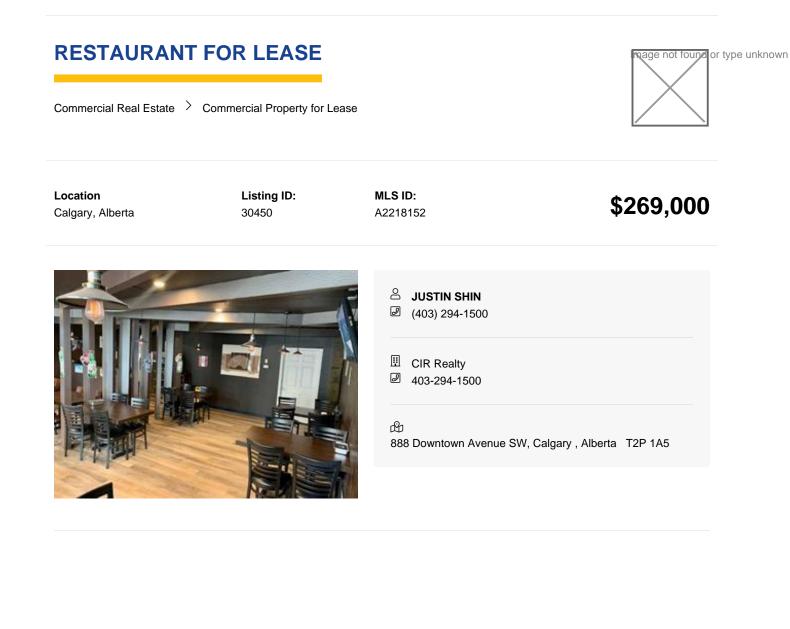


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Transaction Type For Lease

Lease Amount 3897.50

**Lease Term Remaining** 50

Building Type Commercial Mix,High Rise,Street Level Storefront

Property Type Commercial

Building Area (Sq. M.) 130.71

Foundation Poured Concrete

Heating Central,Make-up Air,Exhaust Fan,Natural Gas

Reports Financial Statements,Formal Lease Title Leasehold

Lease Frequency Monthly

Lease Count

Year Built 1965

Property Sub Type Business

Construction Type Concrete

Electric 200 Amp Service

Inclusions Equioment List Days On Market 66

Lease Term Renewal Option

Subdivision Downtown West End

Structure Type High Rise (5 stories)

Building Area (Sq. Ft.) 1407.00

Roof Flat Torch Membrane

Cooling Central Air

Restrictions Landlord Approval,Lease Restriction

Fantastic Korean/Japanese style restaurant available for sale in Downtown! Former Japanese meal services to Air Canada. Great location, well renovated, and lots of foot traffic. Over 40 seats in 1,400 sq.ft with recent make up air installed. Significant upgrades with newer equipment in kitchen, hall and newer interior. Walk-in cooler & freezer(separated by wall), separated hoods(8feet and 4 feet), 2 ea burners are a few to be mentioned. 5 Year New Lease in place from July 1, 2024 with two 5 year options to renew. The rent is only \$3,897.50 per month including Operating costs and ALL utilities. Great and cooperative landlord to work with. As the current operating hours are limited, there is plenty of room to increase the sales. Please do not disturb the employees.

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