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17 AVE & 14 ST RESTAURANT AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Calgary, Alberta



Listing ID:
30459


MLS ID:
A2218527

\$98,000



 **NORM XU**
 (403) 400-7007

 Greater Property Group
 800-899-1217

 17 Ave & 14 ST Restaurant Avenue , Calgary , Alberta T3C 1E2

Transaction Type For Lease	Days On Market 56	Lease Amount 43.00
Lease Frequency Annually	Subdivision Beltline	Year Built 1971
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Building Area (Sq. Ft.) 2000.00	Building Area (Sq. M.) 185.80	Inclusions Please contact the listing agent
Restrictions Landlord Approval	Reports None	

The landlord is open to negotiating a new lease and is known for being supportive and easy to work with. This 2,000 sq ft Japanese restaurant offers 40 indoor seats and 20 patio seats, ideally situated at the high-traffic intersection of 14 Street and 17 Avenue SW. With over 22,000 average weekday vehicle traffic (2023), the location provides excellent visibility and exposure. Surrounded by major franchises like McDonald's and other well-established businesses, the area benefits from strong foot traffic and consistent local demand. The restaurant is fully equipped with a 12 ft commercial canopy and a walk-in cooler. In addition to dine-in service, it also sees a high volume of takeout orders, making it a versatile and profitable operation. This is a well-priced asset sale in one of Calgary's most vibrant and sought-after dining corridors. A Non-Disclosure Agreement (NDA) is required for further details. Showings are by appointment only—please do not approach staff directly. Don't miss this rare opportunity to own a popular, turn-key restaurant in the heart of the city.

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