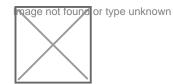


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 123 RESTAURANT AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID:

30551 A2219933

MLS ID:

\$249,900



△ CHAN HU

**(403)** 585-4466

Royal LePage Mission Real Estate

**403-457-4292** 

r<u>M</u>1

123 Restaurant Avenue, Calgary, Alberta T2E 6M6

**Transaction Type** 

For Lease

**Days On Market** 

69

**Lease Amount** 

4830.00

Lease Frequency

Monthly

Subdivision Brentwood Year Built 1975

**Structure Type** 

Retail

Property Type Commercial **Property Sub Type** 

**Business** 

**Building Area (Sq. Ft.)** 

1440.00

Building Area (Sq. M.)

133.78

Reports

None

Inclusions

N/A

Restrictions
Landlord Approval

Step into ownership with this warm, family-run Korean restaurant located in the heart of NW Calgary. Known for its cozy, casual atmosphere and authentic Korean dishes, this long-standing eatery offers a rare opportunity for the right buyer to take over a stable, turnkey operation in a thriving community. The restaurant is ideally positioned near a high school, university, major shopping mall, and several busy roads—ensuring consistent foot traffic and visibility. It's also surrounded by well-established residential neighbourhoods and new development projects, adding even more potential for future growth. The 1,440 sq.ft. space features a practical layout with separate men's and women's washrooms, ample parking, and a fully equipped kitchen. The current lease has been renewed until January 2029, with very affordable rent at just \$4,830/month (including operating costs and water). A major plus is the cooperative, supportive landlord, making business transitions smooth and straightforward. While the restaurant currently operates on limited hours, there's significant opportunity to increase revenue by extending service times or adjusting the menu. The concept can be changed (with landlord approval), though specific exclusions include fried chicken, Vietnamese cuisine, pizza, and bubble tea. All equipment is included. This business has proven itself through economic ups and downs, and continues to show strong, steady sales. Whether you're a seasoned restaurateur or looking to break into the industry, this is a fantastic chance to own a beloved local business with low overhead, a loyal customer base, and plenty of room to grow. Please do not disturb staff. Showings by appointment only.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.