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123 RESTAURANT AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease

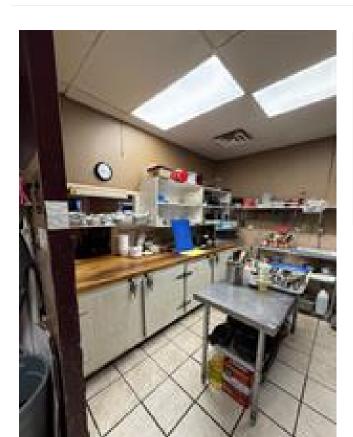


LocationCalgary, Alberta

Listing ID: 31904

MLS ID: A2252929

\$179,900



- [△] CHAN HU
- **(403)** 585-4466
- Royal LePage Mission Real Estate
- **403-457-4292**

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Transaction Type

For Lease

Days On Market

62

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

Inclusions

Equipment list shall be provided upon

request.

Restrictions
Landlord Approval

Reports
Call Lister

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.

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