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17 AVE & 14 ST JAPANESE RESTAURANT AVENUE SW FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
32031


MLS ID:
A2255441

\$98,000



 **NORM XU**
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 eXp Realty
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 17 Ave & 14 ST Japanese Restaurant Avenue SW, Calgary , Alberta T3C 1E2

Transaction Type
For Lease

Days On Market
1

Subdivision
Beltline

Year Built
1971

Structure Type
Retail

Property Type
Commercial

Property Sub Type
Business

Building Area (Sq. Ft.)
2000.00

Building Area (Sq. M.)
185.80

Inclusions
Pease 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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