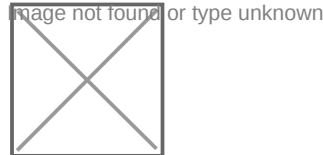


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

17 AVE & 14 ST JAPANESE RESTAURANT AVENUE SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location

Calgary, Alberta

Listing ID:

32599

MLS ID:

A2265879

\$98,000



 **NORM Z. XU**
 (403) 262-7653

 eXp Realty
 403-262-7653

 17 Ave & 14 St Japanese Restaurant Avenue SW, Calgary , Alberta T3C 1E2

Transaction Type For Lease	Lease Amount 35.00	Lease Frequency Annually
Subdivision Beltline	Year Built 1971	Structure Type Mixed Use
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		

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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