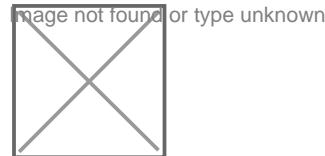


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

RESTAURANT FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
32739

MLS ID:
A2266149

\$299,000



 **SAM KIM**
 (403) 247-7770

 **CIR Realty**
 403-247-7770

 **Calgary, Alberta**

Transaction Type	Days On Market	Lease Amount
For Lease	65	8206.83
Lease Frequency	Building Type	Year Built
Monthly	Commercial Mix,Low Rise (2-4 stories),Mixed Use,Office Building,Retail,Strip Mall	2010
Structure Type	Property Type	Property Sub Type
Retail	Commercial	Retail
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
2402.00	223.15	Asset list available
Restrictions	Reports	
None Known	None	

Excellent opportunity to own a well-maintained Korean restaurant located in the highly desirable Calgary West area. This 2,402 sqft space was originally set up by the current owner and has been carefully maintained. You can operate with your own food concept as long as it does not overlap with other tenants in the plaza. Previously operated as a Japanese restaurant, so conversion back to Japanese cuisine is also possible. Licensed for up to 91 seats (currently 85). Lease is in place until December 2028 with one 5-year renewal option. Base rent is \$8,200 plus operating costs, bringing the total rent to approximately \$15,000 per month. Business hours are Tuesday to Sunday 11:30 AM – 9:30 PM, closed on Monday. Hours can be adjusted for additional sales opportunities. Business Asset Sale only – no financial statements provided. Great location and high visibility make this an excellent opportunity for restaurant operators and investors.

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.