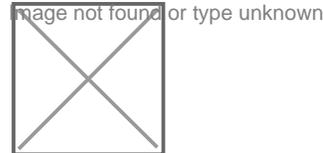


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

RESTAURANT FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
33391

MLS ID:
A2276583

\$249,000



 **JUSTIN SHIN**
 (403) 294-1500

 CIR Realty
 403-294-1500

 935 West End Avenue SW, Calgary , Alberta T2P 1A5

Transaction Type For Lease	Days On Market 64	Lease Amount 4124.75
Lease Frequency Monthly	Lease Term Renewal Option	Lease Term Remaining 42
Lease Count 1	Subdivision Downtown West End	Building Type Commercial Mix, Street Level Storefront
Year Built 1965	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Business	Building Area (Sq. Ft.) 1407.00	Building Area (Sq. M.) 130.71
Construction Type Concrete	Roof Membrane	Foundation Poured Concrete
Cooling Central Air	Heating Central, Make-up Air, Exhaust Fan, Natural Gas	Commercial Amenities Emergency Lighting, Exhaust Fan(s)
Access to Property Direct Access, Public Transportation Nearby	Inclusions Equipment List	Restrictions Landlord Approval, Lease Restriction
Reports Financial Statements, Formal Lease		

Fantastic opportunity to own a Korean/Japanese-style restaurant in the heart of Downtown! Formerly providing Japanese meal services to Air Canada, this well-established restaurant is ideally located in a high-traffic area with excellent visibility and strong foot traffic. The space has been thoughtfully renovated and is fully equipped for continued success. Offering over 40 seats within approximately 1,400 sq. ft., the restaurant features a recently installed make-up air system along with significant upgrades throughout the kitchen, dining area, and interior finishes. The kitchen is well laid out with newer equipment, including separate walk-in cooler and freezer divided by a wall, two separate exhaust hoods (8 ft and 4 ft), and dual burners, among other valuable improvements. A new 5-year lease is in place starting July 1, 2024, with two additional 5-year renewal options. Monthly rent is only \$4,124.75 and includes operating costs and all utilities, offering excellent value. The landlord is experienced, cooperative, and easy to work with. With current operating hours being limited, there is significant upside potential for increased sales by extending hours or expanding services. This is a turnkey opportunity in a prime downtown location. Please do not disturb employees.

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