

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:
33430


MLS ID:
A2277090

\$154,888



 **JAY TUNG**
 (403) 889-9891

 Grand Realty
 403-460-3888

 35, 3616 52 Avenue NW, Calgary , Alberta T2L 1V9

Transaction Type For Lease	Days On Market 148	Lease Amount 4380.00
Lease Frequency Monthly	Subdivision Varsity	Year Built 2004
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Retail
Building Area (Sq. Ft.) 1440.00	Building Area (Sq. M.) 133.78	Inclusions see remarks
Restrictions Landlord Approval	Reports None	

This well-established restaurant has been successfully operating since 2004 and is ideally located in a high-traffic area. The property offers a spacious on-site parking lot and excellent access to public transportation and nearby schools. The surrounding area has developed into a vibrant mixed-use complex with new condominiums and office space, significantly increasing foot traffic and exposure and creating strong future growth potential. The business has demonstrated consistent revenue over the past several years, with additional upside potential through the introduction or expansion of take-out and delivery platforms to further increase sales. The restaurant is fully equipped with extensive upgrades, including a make-up air system, walk-in coolers and freezers, grease trap systems, and other key improvements. With the growing popularity of Korean cuisine and a highly accessible location near established Asian-Canadian communities, this is a rare opportunity in Calgary. The layout also allows for conversion to other cuisines, subject to landlord approval, and benefits from a low lease rate and professional property management.

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.