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FOOD & BEVERAGE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
33931

MLS ID:
A2284745

\$250,000



 **SIMON CHOI**

 RE/MAX Complete Realty
 403-930-8555

 Calgary , Alberta

Transaction Type For Lease	Days On Market 22	Lease Amount 16.00
Lease Frequency Annually	Subdivision Downtown Commercial Core	Building Type Office Building
Year Built 1976	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Building Area (Sq. Ft.) 1432.00	Building Area (Sq. M.) 133.04
Inclusions An equipment list will be determined.	Restrictions None Known	Reports None

An excellent opportunity for an owner-operator to acquire a well-established and highly regarded poke restaurant in Downtown Calgary. Consistently rated #1 by its loyal customer base, this turnkey business offers stable cash flow, simple operations, and strong owner earnings potential. The restaurant features a clean, efficient fast-casual layout with seating for up to 40 guests, supporting dine-in and take-out service. Currently operating Monday to Friday from 11:00 AM to 3:00 PM, the owner has the option to extend hours and add weekend operations, providing immediate upside through increased sales, catering, and delivery. The business operates smoothly with a small team of four employees. Recent annual sales are approximately \$470,000, supported by strong repeat customers and steady downtown demand. Monthly rent, including base rent, operating costs, property tax, and GST, is approximately \$4,300—very competitive for a downtown core location. Situated in a high-traffic commercial building surrounded by office towers and residential density, the restaurant benefits from consistent weekday foot traffic. All equipment, branding, and proprietary recipes are included for a seamless transition. Ideal for a hands-on owner seeking strong SDE, predictable cash flow, and clear growth potential. This business is not a franchise.

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