

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:
34892


MLS ID:
A2302438

\$249,000



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

 CIR Realty
 403-294-1500

 Calgary , Alberta

Transaction Type For Lease	Title Leasehold	Days On Market 61
Lease Amount 4124.75	Lease Frequency Monthly	Lease Term Renewal Option
Lease Term Remaining 39	Lease Count 1	Zoning CM
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	Lot Features Back Lane,Near Public Transit,Street Lighting	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.

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.