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## RESTAURANT FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
34892


**MLS ID:**  
A2302438

**\$249,000**



 **JUSTIN SHIN**  
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 9 West End Avenue SW, Calgary , Alberta T2P 1A5

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