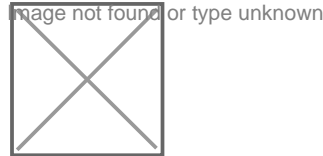


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

RESTAURANT FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
26167

MLS ID:
A2149988

\$289,000



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

 CIR Realty
 403-294-1500

 935 Izumi Avenue SW, Calgary , Alberta T2P 1A5

Transaction Type For Lease	Title Leasehold	Days On Market 43
Lease Amount 3897.50	Lease Frequency Monthly	Lease Term Renewal Option
Lease Term Remaining 60	Lease Count 1	Zoning CM
Subdivision Downtown West End	Building Type High Rise,Mixed Use,Street Level Storefront	Year Built 1969
Structure Type Retail	Property Type Commercial	Property Sub Type Business
Building Area (Sq. Ft.) 1407.00	Building Area (Sq. M.) 130.71	Parking 1
Construction Type Concrete	Roof Flat Torch Membrane	Foundation Poured Concrete
Electric 200 Amp Service	Cooling Central Air	Heating Central,Make-up Air,Exhaust Fan,Natural Gas
Commercial Amenities Cooler(s),Emergency Lighting,Exhaust Fan(s)	Access to Property Direct Access,Public Transportation Nearby,Visual Exposure	Inclusions Equipment List
Restrictions Landlord Approval,Lease Restriction	Reports Financial Statements,Formal Lease	

Fantastic Korean/Japanese style restaurant available for sale in Downtown! Former Japanese meal services to Air Cana. Great location, well renovated, and lots of foot traffic. Over 40 seats in 1,400 sq.ft with recent make up air installed. Significant upgrades with new equipment in kitchen, hall and new interior. 5 Year New Lease in place from July 1, 2024 with two 5 year options to renew at only \$3,897.50 per month including ALL utilities. Great and cooperative landlord to work with. Please do not disturb employees.

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