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## RESTAURANT FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
26167

**MLS ID:**  
A2149988

**\$289,000**



 **JUSTIN SHIN**  
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 403-294-1500

 935 Izumi Avenue SW, Calgary , Alberta T2P 1A5

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