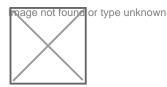


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **RESTAURANT FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 29182 MLS ID: A2191883

\$289,000



- △ JUSTIN SHIN
- **2** (403) 294-1500
- □ CIR Realty
- **403-294-1500**
- 935 Izumi Avenue SW, Calgary , Alberta T2P 1A5

**Transaction Type** 

For Lease

Lease Amount

3897.50

**Lease Term Remaining** 

53

Subdivision

Downtown West End

Structure Type
High Rise (5 stories)

riigh Rise (5 stories)

Building Area (Sq. Ft.)

1407.00

**Construction Type** 

Concrete

Electric

200 Amp Service

**Commercial Amenities** 

Emergency Lighting, Exhaust Fan(s)

Restrictions

Landlord Approval, Lease Restriction

Title

Leasehold

**Lease Frequency** 

Monthly

**Lease Count** 

1

**Building Type** 

High Rise, Mixed Use, Street Level

Storefront

**Property Type** 

Commercial

Building Area (Sq. M.)

130.71

Roof

Flat Torch Membrane

Cooling
Central Air

Access to Property

Direct Access, Public Transportation

Nearby, Visual Exposure

Reports

Financial Statements, Formal Lease

**Days On Market** 

74

Lease Term

Renewal Option

Zoning

CM

Year Built

1965

**Property Sub Type** 

**Business** 

**Parking** 

1

Foundation

**Poured Concrete** 

Heating

Central, Make-up Air, Exhaust

Fan, Natural Gas

Inclusions

**Equipment List** 

Fantastic Korean/Japanese style restaurant available for sale in Downtown! Former Japanese meal services to Air Canada. 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 newer equipment in kitchen, hall and newer interior. Walk-in cooler & freezer(separated by wall), separated hoods(8feet and 4 feet), 2 ea burners are few to be mentioned. 5 Year New Lease in place from July 1, 2024 with two 5 year options to renew. The rent is only \$3,897.50 per month including Operating costs and ALL utilities. Great and cooperative landlord to work with. As the current operating hours are limited, there is plenty of room to increase the sales. Please do not disturb employees.

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