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## RESTAURANT FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
29182

**MLS ID:**  
A2191883

**\$289,000**



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

 **CIR Realty**  
 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> 74
<b>Lease Amount</b> 3897.50	<b>Lease Frequency</b> Monthly	<b>Lease Term</b> Renewal Option
<b>Lease Term Remaining</b> 53	<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> 1965
<b>Structure Type</b> High Rise (5 stories)	<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> 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 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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