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17 AVE & 14 ST RESTAURANT AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Calgary, Alberta



Listing ID:
30459


MLS ID:
A2218527

\$98,000



 **NORM XU**
 (403) 400-7007

 Greater Property Group
 800-899-1217

 17 Ave & 14 ST Restaurant Avenue , Calgary , Alberta T3C 1E2

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|---|---|---|
| Transaction Type For Lease | Days On Market 76 | Lease Amount 43.00 |
| Lease Frequency Annually | Subdivision Beltline | Year Built 1971 |
| Structure Type Retail | Property Type Commercial | Property Sub Type Retail |
| Building Area (Sq. Ft.) 2000.00 | Building Area (Sq. M.) 185.80 | Inclusions Please contact the listing agent |
| Restrictions Landlord Approval | Reports None | |

The landlord is open to negotiating a new lease and is known for being supportive and easy to work with. This 2,000 sq ft Japanese restaurant offers 40 indoor seats and 20 patio seats, ideally situated at the high-traffic intersection of 14 Street and 17 Avenue SW. With over 22,000 average weekday vehicle traffic (2023), the location provides excellent visibility and exposure. Surrounded by major franchises like McDonald's and other well-established businesses, the area benefits from strong foot traffic and consistent local demand. The restaurant is fully equipped with a 12 ft commercial canopy and a walk-in cooler. In addition to dine-in service, it also sees a high volume of takeout orders, making it a versatile and profitable operation. This is a well-priced asset sale in one of Calgary's most vibrant and sought-after dining corridors. A Non-Disclosure Agreement (NDA) is required for further details. Showings are by appointment only—please do not approach staff directly. Don't miss this rare opportunity to own a popular, turn-key restaurant in the heart of the city.

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