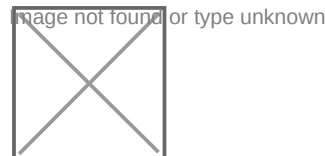


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

RESTAURANT FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
32336

MLS ID:
A2261260

\$269,000



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

 CIR Realty
 403-294-1500

 888 Izumi Avenue SW, Calgary , Alberta T2P 1A5

Transaction Type For Lease	Title Leasehold	Days On Market 67
Lease Amount 4124.75	Lease Frequency Monthly	Lease Term Renewal Option
Lease Term Remaining 45	Lease Count 1	Subdivision Downtown West End
Building Type Commercial Mix,Street Level Storefront	Year Built 1965	Structure Type High Rise (5 stories)
Property Type Commercial	Property Sub Type Business	Building Area (Sq. Ft.) 1407.00
Building Area (Sq. M.) 130.71	Construction Type Concrete	Roof Flat Torch Membrane
Foundation Poured Concrete	Cooling Central Air	Heating Central,Make-up Air,Exhaust Fan,Natural Gas
Commercial Amenities Emergency Lighting,Exhaust Fan(s)	Access to Property Accessible to Major Traffic Route,Direct Access,Public Transportation Nearby	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 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 a 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 the employees.

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