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RESTAURANT FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Calgary, Alberta



Listing ID:
34955

MLS ID:
A2303751

\$89,900



 **MINGU KYOUNG**
 (403) 253-5678

 MaxWell Capital Realty
 403-253-5678

 128 2nd Avenue SE, Calgary , Alberta T2G 5J5

Transaction Type For Lease	Days On Market 8	Lease Amount 5800.00
Lease Frequency Monthly	Subdivision Chinatown	Building Type Retail
Year Built 2017	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Building Area (Sq. Ft.) 1000.00	Building Area (Sq. M.) 92.90
Inclusions N/A	Restrictions Landlord Approval	Reports Leases

An incredible opportunity to own a well-established Korean deep-fried chicken restaurant in the heart of Chinatown, just steps from the Bow River pathways and surrounded by downtown offices and vibrant hangout spots that attract steady foot traffic throughout the day and evening. This restaurant is located on a busy street and offers an efficient space with 23 permitted seats, a liquor license with two washrooms; making it ideal for both dine-in and takeout operations. Originally established in 2015 and successfully operated by the current owner since 2017, the business features designer's interior touches, and a well-equipped commercial kitchen, along with recent upgrades including a newer hot water heater tank and updated flooring. With ongoing revitalization efforts in Chinatown drawing renewed interest from both the city and the local community, this area is quickly gaining momentum as a popular destination with many trendy retailers and restaurants. This is a business asset sale, allowing you to continue the current concept or bring your own fresh vision to elevate it further. The replacement cost for a restaurant like this today is easily exceeding \$200K, yet it is attractively priced at only \$89,900, with a secure lease in place until 2030 under a supportive landlord. The lease includes an underground parking stall, operating costs, and GST. Showings are by appointment only, and please do not visit or approach staff without prior arrangement, as the business is currently in operation. Thank you.

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