

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.

## 920 36 STREET NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
35202


**MLS ID:**  
A2309950

**\$115,000**



 **NORM Z. XU**  
 (403) 262-7653

 eXp Realty  
 403-262-7653

 920 36 Street NE, Calgary , Alberta T2A 6L8

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 25	<b>Lease Amount</b> 3763.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Marlborough	<b>Year Built</b> 1980
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business
<b>Building Area (Sq. Ft.)</b> 960.00	<b>Building Area (Sq. M.)</b> 89.19	<b>Inclusions</b> Please contact the listing agent
<b>Restrictions</b> Landlord Approval	<b>Reports</b> None	

Business for Sale | Base Rent Plus Operating Costs: \$3,763.00 Monthly | Excellent opportunity to acquire a Japanese sushi and ramen restaurant in a high-exposure strip mall location. The premises are well sized for efficient operations and benefit from competitive rent and attractive occupancy costs, providing a strong foundation for continued business performance. The restaurant features a functional layout that supports smooth workflow and lean staffing, including an 8-ft canopy hood and a well-organized kitchen setup. Ample on-site parking, along with convenient access to the nearby C-Train and bus station within a short walking distance, helps support customer traffic and everyday accessibility. Please do not attend the premises without an appointment and do not contact staff or ownership directly. Showings by appointment only.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.