



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**MLS # A2266149**

**Calgary, Alberta**



**\$299,000**

**Division:** Calgary  
**Type:** Retail  
**Bus. Type:** Restaurant  
**Sale/Lease:** For Lease  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 2,402 sq.ft.  
**Zoning:** -

|                    |                      |                       |   |
|--------------------|----------------------|-----------------------|---|
| <b>Heating:</b>    | -                    | <b>Addl. Cost:</b>    | - |
| <b>Floors:</b>     | -                    | <b>Based on Year:</b> | - |
| <b>Roof:</b>       | -                    | <b>Utilities:</b>     | - |
| <b>Exterior:</b>   | -                    | <b>Parking:</b>       | - |
| <b>Water:</b>      | -                    | <b>Lot Size:</b>      | - |
| <b>Sewer:</b>      | -                    | <b>Lot Feat:</b>      | - |
| <b>Inclusions:</b> | Asset list available |                       |   |

Excellent opportunity to own a well-maintained Korean restaurant located in the highly desirable Calgary West area. This 2,402 sqft space was originally set up by the current owner and has been carefully maintained. You can operate with your own food concept as long as it does not overlap with other tenants in the plaza. Previously operated as a Japanese restaurant, so conversion back to Japanese cuisine is also possible. Licensed for up to 91 seats (currently 85). Lease is in place until December 2028 with one 5-year renewal option. Base rent is \$8,200 plus operating costs, bringing the total rent to approximately \$15,000 per month. Business hours are Tuesday to Sunday 11:30 AM – 9:30 PM, closed on Monday. Hours can be adjusted for additional sales opportunities. Business Asset Sale only – no financial statements provided. Great location and high visibility make this an excellent opportunity for restaurant operators and investors.