



**MLS # A2312290**

**Calgary, Alberta**



**\$450,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	3,061 sq.ft.
<b>Zoning:</b>	-

<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>	Equipment list		

Unleash your culinary vision with this fully-equipped, turn-key restaurant in the heart of NE Calgary. Currently operating as a beloved casual Asian and Korean BBQ destination, this space is perfectly designed for high-volume service and an unforgettable guest experience. **\*Prime Location:** High-traffic NE Calgary location with exceptional accessibility and ample parking for staff and patrons. **\*Spacious Interior:** 3,061 sq. ft. of thoughtfully designed space, featuring built-in in-table BBQ grills for an authentic interactive dining experience. **\*Basic monthly rent \$6759.71.** **\*Capacity:** Currently configured for 99 seats, 18-new table BBQ canopies, making it ideal for large groups, family gatherings, and all-you-can-eat service models. **\*Turn-Key Ready:** The warm, casual atmosphere is already established—simply step in and start your journey as your own boss. **\*This is a rare chance to take over a well-sized, functional restaurant footprint in a thriving commercial hub. Whether you choose to continue the successful Korean BBQ legacy or bring a fresh new concept to the NE, this space provides the foundation you need to succeed.**