



**GRASSROOTS**  
REALTY GROUP

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**4014 Macleod Trail S**  
**Calgary, Alberta**

**MLS # A2318366**



**\$179,000**

**Division:** Acadia  
**Type:** Business  
**Bus. Type:** -  
**Sale/Lease:** For Lease  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 4,277 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> -

**Inclusions:** Please contact the listing agent

Excellent opportunity to acquire a spacious Japanese cuisine restaurant located along a busy major road in the south area of Calgary. This established brand has been operating for over 30 years and offers 4,277 sq. ft. of operating space with seating for more than 100 guests. The location benefits from strong exposure, busy traffic, competitive rent, and convenient access in a high-visibility commercial area. A great opportunity for an owner-operator or investor looking to take over a large restaurant business with excellent capacity and strong future potential. \*\*\*NDA required for further information. Please do not approach staff or visit the business directly without an appointment. \*\*\*\*\*Business asset for sale only; property/building is not included\*\*\*