



**GRASSROOTS**  
REALTY GROUP

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355 18 Avenue SW  
Calgary, Alberta

MLS # A2144991



**\$199,900**

|             |                                       |
|-------------|---------------------------------------|
| Division:   | NONE                                  |
| Type:       | Business                              |
| Bus. Type:  | Fast Food,Food & Beverage ,Restaurant |
| Sale/Lease: | For Lease                             |
| Bldg. Name: | -                                     |
| Bus. Name:  | -                                     |
| Size:       | 1,891 sq.ft.                          |
| Zoning:     | -                                     |

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

An exceptional opportunity to own a thriving Japanese restaurant in a prime location, conveniently situated away from the bustling 17 Avenue. This establishment offers a spacious 1,891 sqft area, providing a cozy and intimate dining experience with 24 seats. The commercial kitchen is fully equipped and ready to meet the demands of a busy restaurant. Recent sales figures are impressive, with monthly revenues reaching \$50K, showcasing the restaurant's popularity and potential for continued growth. The monthly lease is \$8,509, which includes utility costs, making it easier to manage overhead expenses. This turnkey business is perfect for entrepreneurs looking to enter the culinary industry or expand their restaurant portfolio. The landlord is offering free renovations until October 31, 2024. Don't miss this chance to own a piece of the vibrant dining scene in a prime, yet distinct, location.