



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

**111 Restaurant Avenue SW  
Calgary, Alberta**

**MLS # A2260541**

**\$159,000**



**Division:** Beltline

**Type:** Retail

**Bus. Type:** Restaurant

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 728 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** The Seller will provide the chattel & equipment list.

Well-established Japanese cafe; for sale in Calgary's vibrant southwest area. Priced at \$159,000 plus approximately \$5,000 in inventory, the business generates annual sales of around \$410,000. The premises offer 728 sq.ft. of interior space plus a 351 sq.ft. patio, with a favorable lease of \$2,430/month secured until January 2029. It operates Monday to Saturday from 11:30am–9:00pm (closed Sundays) and is supported by a small, experienced team. With landlord approval, the space may also be converted into another type of restaurant. Please note: the address shown is not the actual location, as per the seller's request.