



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

123 Any Street
Calgary, Alberta

MLS # A2264760



\$149,900

Division:	NONE
Type:	Business
Bus. Type:	Bakery, Fast Food, Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,239 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

An excellent opportunity to own a well-established Japanese ramen restaurant in a prime, high-traffic area with a consistent flow of customers. The 1,239 sqft restaurant features an open-concept commercial kitchen with a great layout that enhances both efficiency and customer experience. One parking stall included (monthly fee: \$250). Downstairs storage space: approx. 828 sq. ft. Royalty fee: minimum \$3,000 or 5% of sales. Initial renovation and franchise investment: nearly \$300,000. Lease will be expired May 31, 2026, with a 5-year renewal option The lease expires on May 31, 2026, with a 5-year renewal option available. The new owner needs to continue operating under a franchise or chain-brand concept, or it may continue as a Japanese ramen restaurant. Share sale, please contact Phil for detail.