



**MLS # A2297568**

## Calgary, Alberta



# \$99,000

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,254 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>	None		

A rare opportunity to acquire a fully operational Korean fried chicken restaurant located in a busy commercial shopping plaza in northwest Calgary. Established in August 2021, this modern and well-maintained business specializes in authentic Korean-style fried chicken, offering a variety of marinades and specialty sauces that have built a loyal customer base. With a growing reputation for quality and flavour, the restaurant caters to dine-in, takeout, and delivery customers, and is well-positioned to capitalize on the ongoing demand for Korean cuisine in Calgary. The interior features approximately 1,254 square feet of space, seating 40 guests, and is outfitted with essential equipment including two deep fryers, a four-burner range, walk-in cooler/freezer, dishwasher, refrigerators, ice maker, and three wall-mounted TVs. The space is clean, inviting, and functional, requiring no major upgrades. Business hours are currently 11:00 AM to 8:00 PM daily. The lease is in place until September 2026, with an option to renew for an additional five years. Monthly rent is \$4,647.37 plus GST and utilities are not included. This is an ideal turnkey opportunity for an owner-operator or investor looking to step into a stable, growing business with significant potential to expand through marketing, extended hours, or additional staff. This is an asset sale only and does not include any real estate. The name, location and any additional information of the business will be disclosed only to serious, qualified buyers under confidentiality.