



**920 36 Street NE
Calgary, Alberta**

MLS # A2297739



\$129,000

Division: Marlborough

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 960 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Please contact the listing agent

Excellent opportunity to acquire a Japanese sushi and ramen restaurant in a high-exposure strip mall location. Well sized for efficient operations, this business benefits from competitive rent and attractive occupancy costs, offering a solid foundation for strong performance. The premises feature a functional layout designed for smooth workflow and lean staffing, including an 8-ft canopy hood and a well-organized kitchen setup. Ample on-site parking and convenient access to the C-Train and bus station, just a short walk away, help support consistent customer traffic and everyday accessibility. Please do not attend the premises without an appointment and do not contact staff or ownership directly. Showings by appointment only.