



**MLS # A2302438**

**Calgary, Alberta**



**\$249,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	O'Neil Tower
<b>Bus. Name:</b>	-
<b>Size:</b>	1,407 sq.ft.
<b>Zoning:</b>	CM

<b>Heating:</b>	Central, Make-up Air, Exhaust Fan, Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Membrane	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer Co
<b>Exterior:</b>	Concrete	<b>Parking:</b>	-
<b>Water:</b>	Public	<b>Lot Size:</b>	-
<b>Sewer:</b>	Public Sewer	<b>Lot Feat:</b>	Back Lane, Near Public Transit, Street Lighting
<b>Inclusions:</b>	Equipment List		

Fantastic opportunity to own a Korean/Japanese-style restaurant in the heart of Downtown! Formerly providing Japanese meal services to Air Canada, this well-established restaurant is ideally located in a high-traffic area with excellent visibility and strong foot traffic. The space has been thoughtfully renovated and is fully equipped for continued success. Offering over 40 seats within approximately 1,400 sq. ft., the restaurant features a recently installed make-up air system along with significant upgrades throughout the kitchen, dining area, and interior finishes. The kitchen is well laid out with newer equipment, including separate walk-in cooler and freezer divided by a wall, two separate exhaust hoods (8 ft and 4 ft), and dual burners, among other valuable improvements. A new 5-year lease is in place starting July 1, 2024, with two additional 5-year renewal options. Monthly rent is only \$4,124.75 and includes operating costs and all utilities, offering excellent value. The landlord is experienced, cooperative, and easy to work with. With current operating hours being limited, there is significant upside potential for increased sales by extending hours or expanding services. This is a turnkey opportunity in a prime downtown location. Please do not disturb employees.