

**1117 9 Avenue**  
**Calgary, Alberta**

**MLS # A2216591**



**\$108,000**

<b>Division:</b>	Inglewood
<b>Type:</b>	Business
<b>Bus. Type:</b>	Fast Food,Food & Beverage ,Health Food,Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,056 sq.ft.
<b>Zoning:</b>	-
<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	-
<b>Lot Feat:</b>	City Lot, Landscaped, Level, Near Shopping Center

**Inclusions:** N/A

Japanese restaurant in a high-traffic location on vibrant 9 Ave SE close to downtown. This newly renovated space features brand-new appliances and currently offers Bubble Tea, Snacks, Bento, and Noodles &mdash; perfect for both lunch and dinner service. A fully equipped commerical kitchen is ready for your culinary vision. Monthly rent is just \$6,170. The current lease runs until June 30, 2027, with a 5-year renewal option available. Training can be provided if you choose to continue with the existing concept.