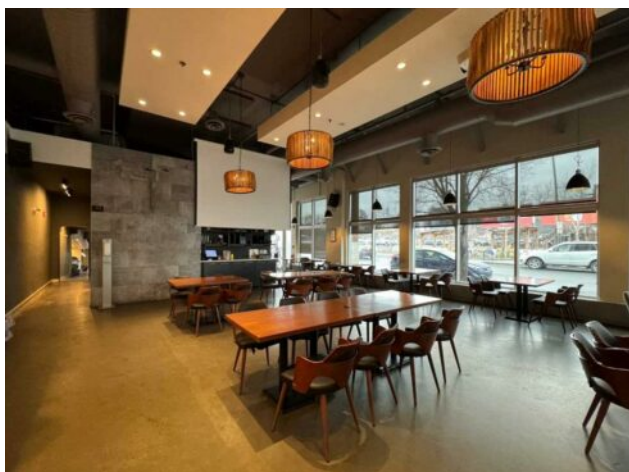


123 Any Street
Calgary, Alberta

MLS # A2275350



\$249,900

Division:	Inglewood
Type:	Business
Bus. Type:	Bakery, Fast Food, Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	3,282 sq.ft.
Zoning:	-

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

Spacious 3,282 sq ft restaurant space located in Inglewood, featuring an additional storage room, patio, and an 18-ft commercial exhaust system. The property offers a prime 7-year lease in place until August 2032, with a 5-year renewal option. Total monthly occupancy cost is approximately \$14,000 and includes three dedicated parking stalls. Excellent parking is available with free side street parking for customers and a rear parking lot with approximately 30 stalls, offering up to 90 minutes of free parking. This is an ideal turnkey opportunity for a Korean cuisine concept or other dining operations seeking strong visibility, accessibility, and convenience.