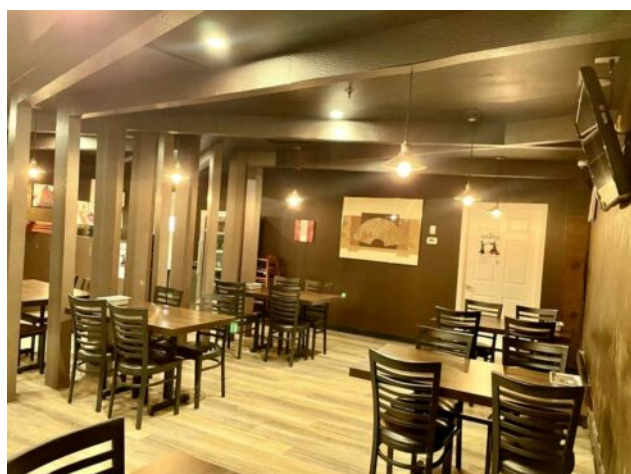


**935 West End Avenue SW
Calgary, Alberta**

MLS # A2276583



\$249,000

Division: Downtown West End

Type: Business

Bus. Type: Restaurant

Sale/Lease: For Lease

Bldg. Name: O'Neil Tower

Bus. Name: Izumi Kitchen & Bar

Size: 1,407 sq.ft.

Zoning: -

Heating: Central, Make-up Air, Exhaust Fan, Natural Gas

Floors: -

Roof: Membrane

Exterior: Concrete

Water: -

Sewer: -

Inclusions: Equipment List

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Fantastic Korean/Japanese style restaurant available for sale in Downtown! Former Japanese meal services to Air Canada. Great location, well renovated, and lots of foot traffic. Over 40 seats in 1,400 sq.ft with recent make up air installed. Significant upgrades with newer equipment in kitchen, hall and newer interior. Walk-in cooler & freezer(separated by wall), separated hoods(8feet and 4 feet), 2 ea burners are a few to be mentioned. 5 Year New Lease in place from July 1, 2024 with two 5 year options to renew. The rent is only \$4,124.75 per month including Operating costs and ALL utilities. Great and cooperative landlord to work with. As the current operating hours are limited, there is plenty of room to increase the sales. Please do not disturb the employees.