

**1117 9 Avenue  
Calgary, Alberta****MLS # A2216591****\$108,000****Division:** Inglewood**Type:** Business**Bus. Type:** Fast Food, Food & Beverage, Health Food, Restaurant**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 1,056 sq.ft.**Zoning:** -**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** 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.