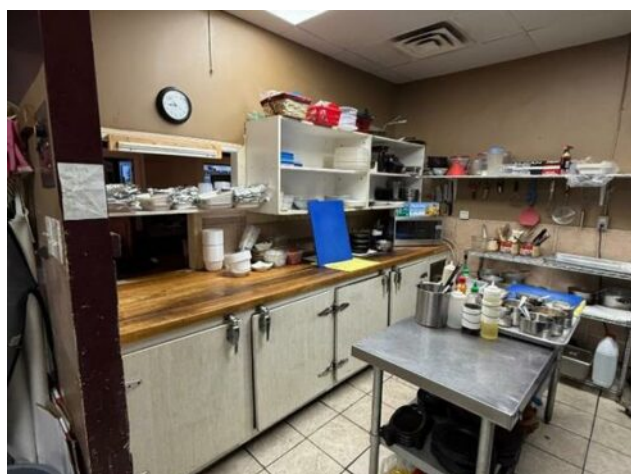


**123 Restaurant Avenue
Calgary, Alberta**

MLS # A2252929



\$179,900

Division: Brentwood

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,440 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Equipment list shall be provided upon request.

Step into ownership with this warm, family-run Korean restaurant located in the heart of NW Calgary. Known for its cozy, casual atmosphere and authentic Korean dishes, this long-standing eatery offers a rare opportunity for the right buyer to take over a stable, turnkey operation in a thriving community. The restaurant is ideally positioned near a high school, university, major shopping mall, and several busy roads—ensuring consistent foot traffic and visibility. It's also surrounded by well-established residential neighbourhoods and new development projects, adding even more potential for future growth. The 1,440 sq.ft. space features a practical layout with separate men's and women's washrooms, ample parking, and a fully equipped kitchen. The current lease has been renewed until January 2029, with very affordable rent at just \$4,830/month (including operating costs and water). A major plus is the cooperative, supportive landlord, making business transitions smooth and straightforward. While the restaurant currently operates on limited hours, there's significant opportunity to increase revenue by extending service times or adjusting the menu. The concept can be changed (with landlord approval), though specific exclusions include fried chicken, Vietnamese cuisine, pizza, and bubble tea. All equipment is included. This business has proven itself through economic ups and downs, and continues to show strong, steady sales. Whether you're a seasoned restaurateur or looking to break into the industry, this is a fantastic chance to own a beloved local business with low overhead, a loyal customer base, and plenty of room to grow. Please do not disturb staff. Showings by appointment only.