

**111 Restaurant Avenue SW
Calgary, Alberta**

MLS # A2260541

\$159,000



Division: Beltline

Type: Retail

Bus. Type: Restaurant

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 728 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: The Seller will provide the chattel & equipment list.

Well-established Japanese cafe; for sale in Calgary's vibrant southwest area. Priced at \$159,000 plus approximately \$5,000 in inventory, the business generates annual sales of around \$410,000. The premises offer 728 sq.ft. of interior space plus a 351 sq.ft. patio, with a favorable lease of \$2,430/month secured until January 2029. It operates Monday to Saturday from 11:30am–9:00pm (closed Sundays) and is supported by a small, experienced team. With landlord approval, the space may also be converted into another type of restaurant. Please note: the address shown is not the actual location, as per the seller's request.