

**1, 2015 4 Street SW
Calgary, Alberta****MLS # A2267882****\$119,000****Division:** Mission**Type:** Business**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 2,054 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 an equipment/asset list upon request.

This is a rare chance to acquire a popular, well-reviewed Korean street food business in Calgary's high-traffic Mission district. Benefit immediately from a loyal customer base and a location that consistently draws large crowds. The business is ready for the next owner with a full commercial kitchen, including a prep table, walk-in cooler, and freezer. Enjoy stability with a long-term lease secured until November 2029, plus a five-year option to renew. The 2,045 sq. ft. space offers great flexibility for various business concepts. The main floor (900 sqft) is an excellent street-level space suitable for high-traffic concepts like a cafe, bakery, pastries, donuts, or brunch spot. The lower level (754 sqft) includes a large storage space, two customer washrooms, and an office area. The vacant upper level and patio (400 sqft) can be used for services related to your main business, or you can sublease this space to generate extra rental income and support your monthly costs. Located on a busy street, this space is the perfect foundation for your next venture or concept expansion.