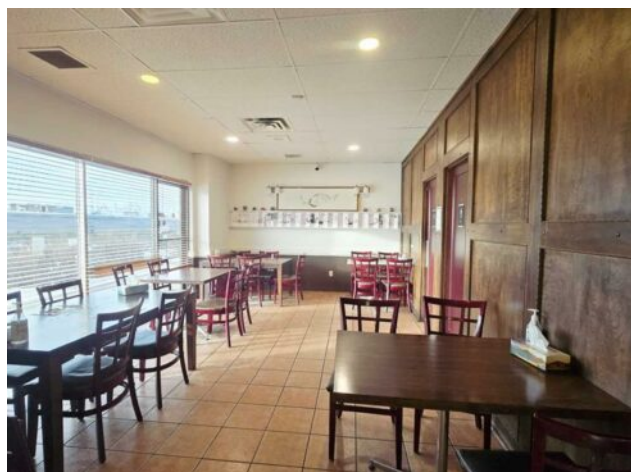


**35, 3616 52 Avenue NW  
Calgary, Alberta****MLS # A2277090****\$180,000**

Division:	Varsity
Type:	Retail
Bus. Type:	Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,440 sq.ft.
Zoning:	-

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: see remarks

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

This well-established restaurant has been successfully operating since 2004 and is ideally located in a high-traffic area. The property offers a spacious on-site parking lot and excellent access to public transportation and nearby schools. The surrounding area has developed into a vibrant mixed-use complex with new condominiums and office space, significantly increasing foot traffic and exposure and creating strong future growth potential. The business has demonstrated consistent revenue over the past several years, with additional upside potential through the introduction or expansion of take-out and delivery platforms to further increase sales. The restaurant is fully equipped with extensive upgrades, including a make-up air system, walk-in coolers and freezers, grease trap systems, and other key improvements. With the growing popularity of Korean cuisine and a highly accessible location near established Asian-Canadian communities, this is a rare opportunity in Calgary. The layout also allows for conversion to other cuisines, subject to landlord approval, and benefits from a low lease rate and professional property management.