

**120, 633 6 Avenue SW
Calgary, Alberta**

MLS # A2284745

\$250,000



Division: Downtown Commercial Core

Type: Retail

Bus. Type: Food & Beverage

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,432 sq.ft.

Zoning: -

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: An equipment list will be determined.

An excellent opportunity for an owner-operator to acquire a well-established and highly regarded poke restaurant in Downtown Calgary. Consistently rated #1 by its loyal customer base, this turnkey business offers stable cash flow, simple operations, and strong owner earnings potential. The restaurant features a clean, efficient fast-casual layout with seating for up to 40 guests, supporting dine-in and take-out service. Currently operating Monday to Friday from 11:00 AM to 3:00 PM, the owner has the option to extend hours and add weekend operations, providing immediate upside through increased sales, catering, and delivery. The business operates smoothly with a small team of four employees. Recent annual sales are approximately \$470,000, supported by strong repeat customers and steady downtown demand. Monthly rent, including base rent, operating costs, property tax, and GST, is approximately \$4,300—very competitive for a downtown core location. Situated in a high-traffic commercial building surrounded by office towers and residential density, the restaurant benefits from consistent weekday foot traffic. All equipment, branding, and proprietary recipes are included for a seamless transition. Ideal for a hands-on owner seeking strong SDE, predictable cash flow, and clear growth potential.