

# \$289,000 - 935 Izumi Avenue Sw, Calgary

MLS® #A2191883

**\$289,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown West End, Calgary, Alberta

Fantastic Korean/Japanese style restaurant available for sale in Downtown! Former Japanese meal services to Air Canada. Great location, well renovated, and lots of foot traffic. Over 40 seats in 1,400 sq.ft with recent make up air installed. Significant upgrades with newer equipment in kitchen, hall and newer interior. Walk-in cooler & freezer(separated by wall), separated hoods(8feet and 4 feet), 2 ea burners are few to be mentioned. 5 Year New Lease in place from July 1, 2024 with two 5 year options to renew. The rent is only \$3,897.50 per month including Operating costs and ALL utilities. Great and cooperative landlord to work with. As the current operating hours are limited, there is plenty of room to increase the sales. Please do not disturb employees.

Built in 1965

## Essential Information

MLS® #	A2191883
Price	\$289,000
Bathrooms	0.00
Acres	0.00
Year Built	1965
Type	Commercial
Sub-Type	Business
Status	Active

## Community Information



Address	935 Izumi Avenue Sw
Subdivision	Downtown West End
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 1A5

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	1

### **Interior**

Heating	Central, Make-up Air, Exhaust Fan, Natural Gas
Cooling	Central Air

### **Exterior**

Roof	Flat Torch Membrane
Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 3rd, 2025
Days on Market	60
Zoning	CM

### **Listing Details**

Listing Office	CIR Realty
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