

# \$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 | 86                 |
| Zoning         | CM                 |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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