

\$99,900 - 26, 11440 Braeside Drive Sw, Calgary

MLS® #A2045772

\$99,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Braeside, Calgary, Alberta

BACK ON MARKET - Welcome to a beautiful Japanese sushi restaurant located in the vibrant SW Calgary area. This restaurant has an incredible location, situated in a plaza that is home to several popular businesses such as Tim Hortons, Royal Bank, Subway, KFC, Medical Clinic and After School Classes. The restaurant has been operating successfully for several years and it can also be converted to a different cuisine concept with the landlord's approval. The interior of the restaurant is elegant and cozy, with a seating capacity of 26. The warm lighting and Japanese decor create a relaxing and inviting atmosphere and the restaurant is equipped with two washrooms. One of the most impressive features of this restaurant is its location surrounded by various types of residential areas and population. The current owner has worked hard to establish a loyal customer base and with its prime location and existing customer base, the restaurant has the potential to grow even further in the future. The restaurant's monthly rent is approximately \$4,500, which includes water. The lease still has 2 years remaining, with an option to renew for an additional 5 years, giving the new owner plenty of time to establish themselves and build a successful business. The restaurant's location in a bustling plaza with high foot traffic guarantees that there will always be a steady stream of customers. If you are interested in learning more about this restaurant, please do not disturb the staff and schedule a tour by



appointment only. Don't miss out on the chance to start your own restaurant in one of the most vibrant areas of SW Calgary!

Built in 1978

Essential Information

MLS® #	A2045772
Price	\$99,900
Sold Price	\$85,000
Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Commercial
Sub-Type	Retail
Status	Sold

Community Information

Address	26, 11440 Braeside Drive Sw
Subdivision	Braeside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3E5

Additional Information

Date Listed	May 4th, 2023
Date Sold	October 21st, 2023
Days on Market	170
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE SOLUTIONS
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