



FOR SALE

BUSINESS OPPORTUNITY

**YOUR BUSINESS.
TWO INCOME STREAMS.
ONE STRATEGIC LOCATION.**



1806 35 STREET SE / CALGARY, ALBERTA

Davin Rowe Director | Business Brokerage
587.896.1142 | drowe@cdnglobal.com

Mahmud Rahman President | Retail Division
403.681.8830 | mrahman@cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors

BUSINESS SUMMARY



BUSINESS OVERVIEW

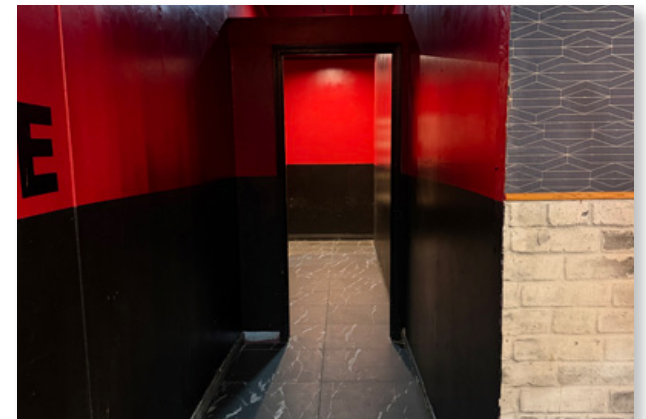
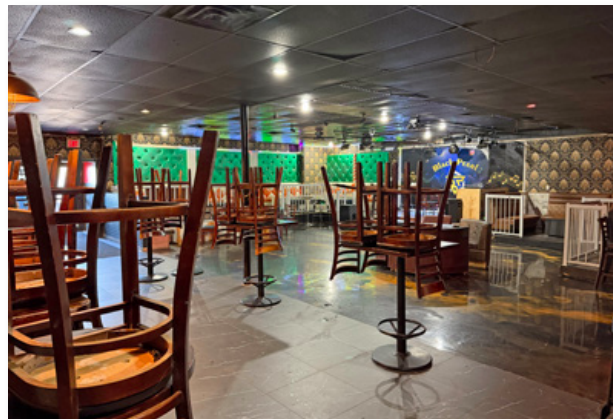
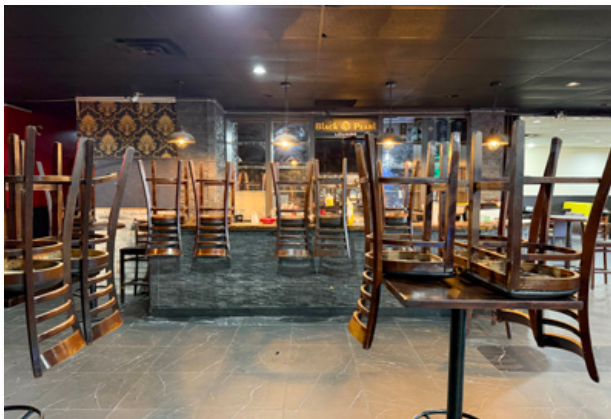
Offering	Business Sale / Leasehold Opportunity
Former Business	Black Pearl Lounge
Address	1806 35 Street SE, Calgary, AB
Location	Near International Avenue / 17 Avenue SE
Total Leased Area	6,000 SF
Former Lounge Area	±3,400 SF (estimated) + Juba Restaurant: ±1,000 SF (estimated) + Golden Star Auto Repair & Detailing: ±1,600 SF (estimated)
Existing Subleases	2
Sublease Income	Offsets approximately 50% of primary lease costs
Lease Expiry	July 31, 2028
Renewal Option	One 3-year renewal provision
Potential Uses	Restaurant, specialty grocery, food market, lounge or hospitality
Asking Price	\$250,000
Parking	Shared surface parking

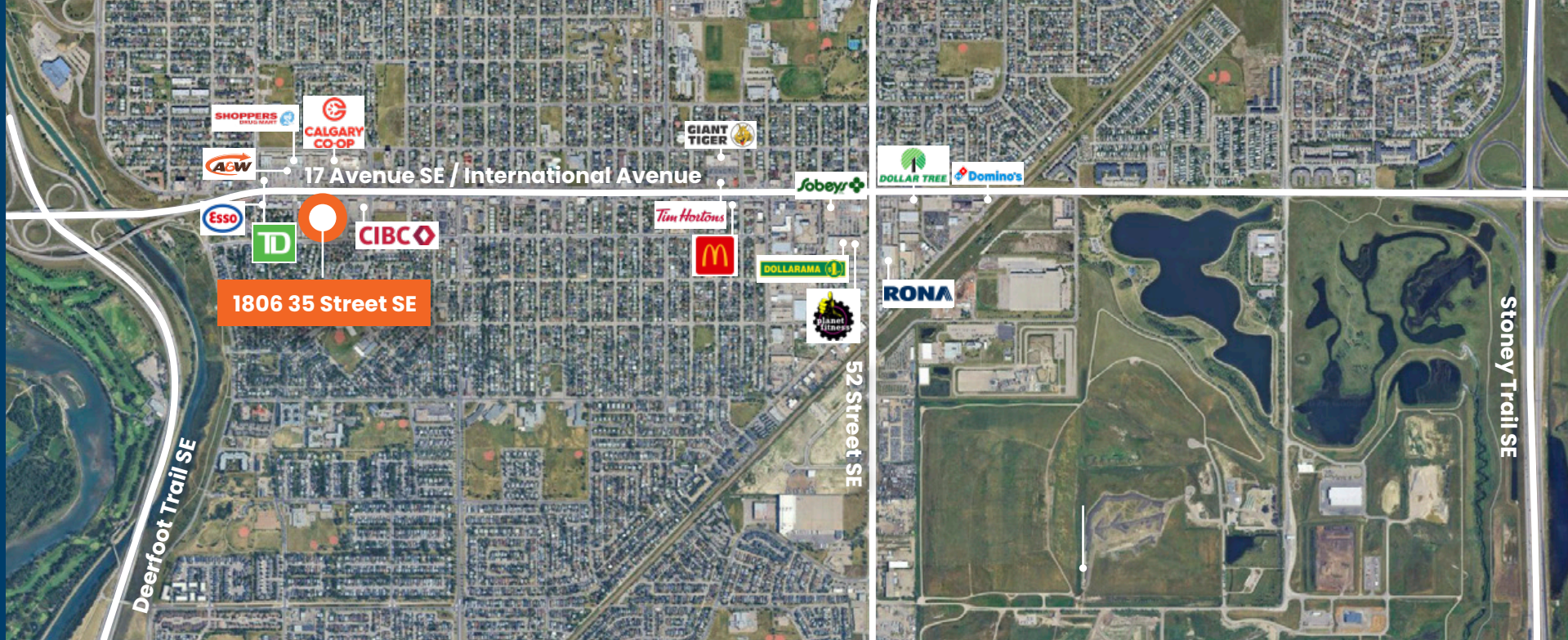
BUSINESS FEATURES

- **TWO EXISTING SUBLEASES** – Juba Restaurant and Golden Star Auto Repair & Detailing provide established subtenant income.
- **APPROXIMATELY 50% LEASE COST OFFSET** – Existing sublease payments substantially reduce the effective occupancy costs of the primary tenant.
- **±3,400 SF FOR YOUR NEXT CONCEPT** – Former lounge space offers potential for restaurant, specialty grocery, international food market or hospitality operations.
- **6,000 SF TOTAL LEASED AREA** – Three distinct operating spaces combining an owner-operated opportunity with existing subtenants.
- **STEPS FROM INTERNATIONAL AVENUE** – Located just off Calgary's celebrated multicultural dining, shopping and retail corridor.
- **ESTABLISHED COMMERCIAL TRADE AREA** – Surrounded by diverse residential neighbourhoods, international restaurants, specialty food retailers and everyday services.
- **HIGH-TRAFFIC RETAIL ENVIRONMENT** – Convenient access to 17 Avenue SE and the broader southeast Calgary transportation network.
- **EXISTING HOSPITALITY PREMISES** – Former lounge configuration provides a starting point for a new food-and-beverage or entertainment concept, subject to required approvals.



PHOTO FEATURE





Neighbourhood
Southview / Forest Lawn



Population 3km
75,858



Drive Times
Deerfoot Trail SE: **8 minutes**
Calgary Airport: **19 minutes**



Prime Location



Bus / Train Routes



Ample Parking



Household Income
\$78,893



Median Age
39.7

Traffic Count

45,000 VPD | 17 Ave & 52 Street SE



Grocery & Shopping



Restaurants & Fast Food

This communication is for general information only and should not be relied upon. CDNGLOBAL accepts no liability for any loss or damage resulting from the use of or reference to this document's contents or external links. This message is not intended to induce a breach of any agency agreement. Reproduction or distribution of this communication, in whole or in part, requires prior written approval from CDNGLOBAL© 2026.



Davin Rowe Director | Business Brokerage
587.896.1142 | drowe@cdnglobal.com



Mahmud Rahman President | Retail Division
403.681.8830 | mrahman@cdnglobal.com

5740 2 Street SW, Suite 102, Calgary, AB T2H 1Y6 www.cdnglobal.com

CDNGLOBAL®
Commercial Real Estate Advisors