



FOR SALE

BUSINESS OPPORTUNITY

YOUR FOOD MARKET BUSINESS.
TWO INCOME STREAMS.
ONE STRATEGIC LOCATION.



1806 35 STREET SE / CALGARY, ALBERTA

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BUSINESS SUMMARY



BUSINESS OVERVIEW

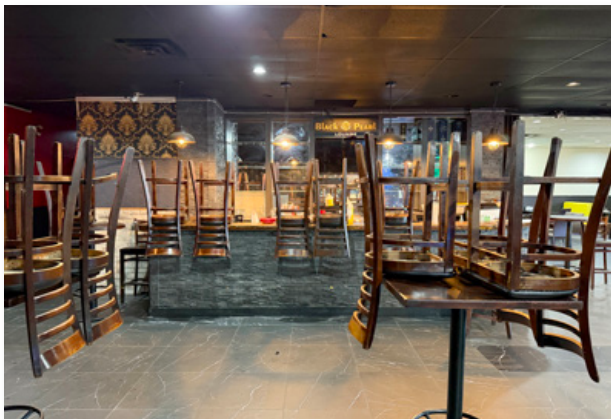
Offering	Business Sale / Leasehold Opportunity
Former Business	Black Pearl Lounge
Address	1806 35 Street SE, Calgary, AB
Location	Near International Avenue / 17 Avenue SE
Total Leased Area	6,000 SF
Former Lounge Area	±3,400 SF (estimated) + Juba Restaurant: ±1,000 SF (estimated) + Golden Star Auto Repair & 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

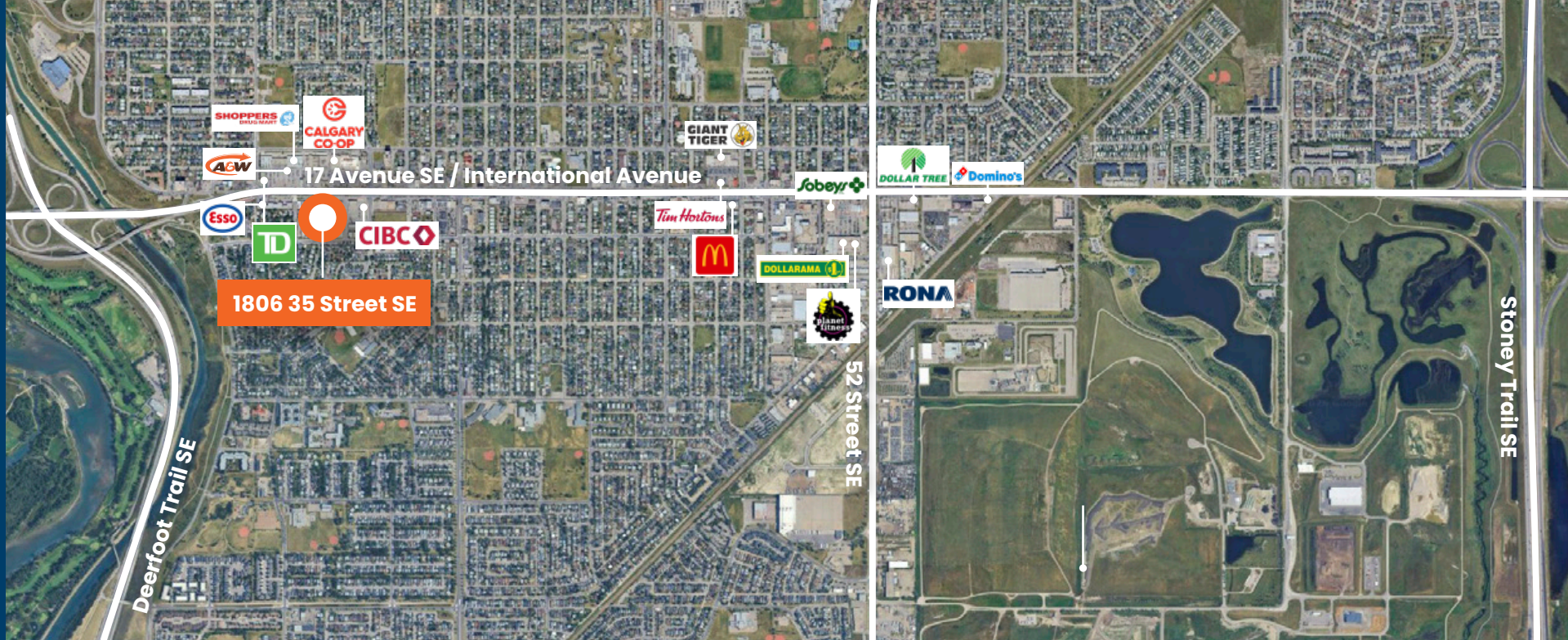
BUSINESS FEATURES

- **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

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