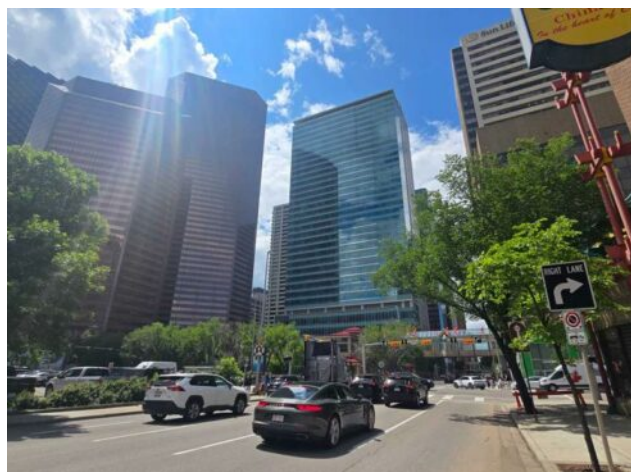


101, 328 Centre Street SE
Calgary, Alberta

MLS # A2238574



\$1,398,000

Division:	Chinatown
Type:	Retail
Bus. Type:	Restaurant
Sale/Lease:	For Sale
Bldg. Name:	Dragon City Mall
Bus. Name:	Tokachi Japanese Restaurant
Size:	2,143 sq.ft.
Zoning:	DC (pre 1P2007)
Addl. Cost:	-
Based on Year:	-
Utilities:	Electricity Connected, Natural Gas Connected, Sewer Co
Parking:	-
Lot Size:	-
Lot Feat:	-

Heating: Central, Natural Gas

Floors: -

Roof: -

Exterior: -

Water: Public

Sewer: Public Sewer

Inclusions: TBV

Investors Opportunity & Prime Commercial Property in Downtown Calgary! Exceptional commercial property for sale at one of the most sought-after and central locations in Calgary's vibrant downtown core & right at the entrance of Dragon City Mall on Centre Street. This high-exposure CORNER unit offers unmatched visibility and access, benefiting from constant vehicle and foot traffic. Currently leased to a well-established and popular restaurant operating successfully for over 20+ years. The existing long-term tenant is open to signing a new lease, providing instant rental income stability. Alternatively, seize the opportunity to take over the existing business or launch your own business venture at this high-traffic location. Opportunities like this are extremely rare & ideal for investors or owner-operators looking for prime commercial real estate with proven performance. Don't miss out & ACT NOW!