

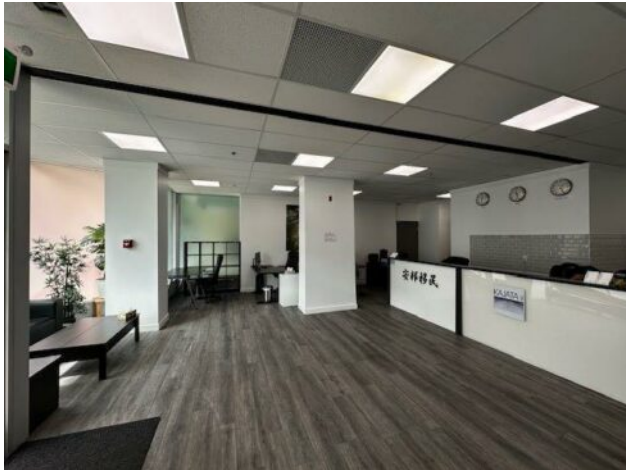


**GRASSROOTS**  
REALTY GROUP

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128 2 Avenue SE  
Calgary, Alberta

MLS # A2217497



**\$679,000**

Division: Chinatown

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,575 sq.ft.

Zoning: DC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: None

Prime Retail Condo for Sale in Calgary's Chinatown. Located in the well-established and high-traffic Chinatown Commercial Shopping Mall, this 1,575 sq.ft. retail condo offers exceptional visibility and foot traffic. Positioned near transit, Harry Hays Building, multiple +15 connections, and a local senior high school, the area attracts steady daily visitors including students, office workers, and commuters. Previously operated as a popular car-themed donut cafe, serving beverages, the space is ideal for a wide range of retail or food concepts. A great opportunity for both owner-users and investors seeking stable passive income in a central, sought-after location.