

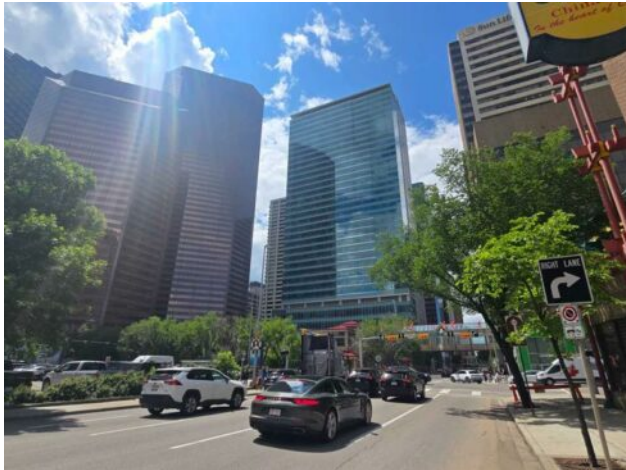


**GRASSROOTS**  
REALTY GROUP

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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)

Heating:	Central, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	Electricity Connected, Natural Gas Connected, Sewer Co
Exterior:	-	Parking:	-
Water:	Public	Lot Size:	-
Sewer:	Public Sewer	Lot Feat:	-
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!