



**101, 328 Centre Street SE  
Calgary, Alberta**

**MLS # A2238574**

**\$1,398,000**

**Division:** Chinatown

**Type:** Retail

**Bus. Type:** Restaurant

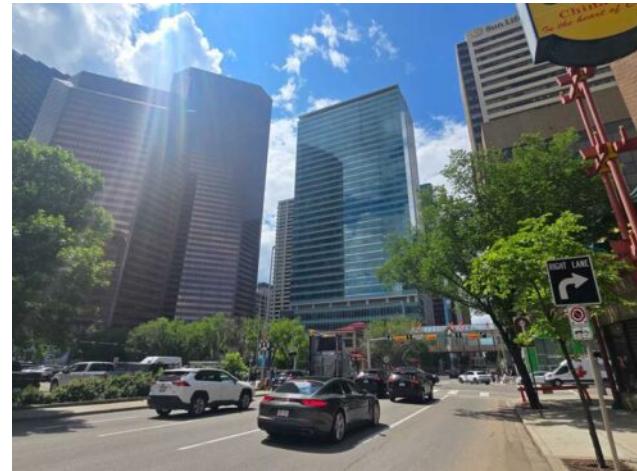
**Sale/Lease:** For Sale

**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!