

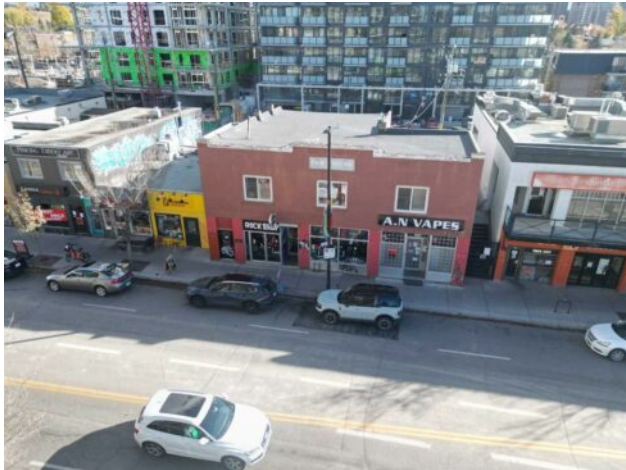


GRASSROOTS
REALTY GROUP

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**328 10 Street NW
Calgary, Alberta**

MLS # A2265757



\$2,999,999

Division: Sunnyside

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,850 sq.ft.

Zoning: C-COR1 f2.8h13

Heating: Forced Air, Natural Gas

Floors: -

Roof: Flat Torch Membrane, Tar/Gravel

Exterior: Brick, Wood Frame

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.14 Acre

Lot Feat: Back Lane, Near Public Transit

Prime Character Kensington building, facing 10 St with 2850 sq ft retail on the main level and 2000 sq ft office on the 2nd level. Main floor tenants have leases in place until February 2029. Second floor office space is on a month to month tenancy so could be available for owner user.