



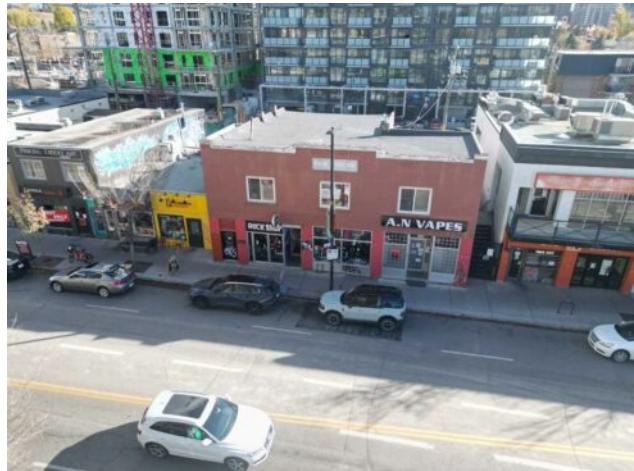
**GRASSROOTS**  
REALTY GROUP

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aloha@grassrootsrealty.ca

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	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Flat Torch Membrane, Tar/Gravel	Utilities:	-
Exterior:	Brick, Wood Frame	Parking:	-
Water:	-	Lot Size:	0.14 Acre
Sewer:	-	Lot Feat:	Back Lane, Near Public Transit
Inclusions:	N/A		

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.