



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2295896**

**Calgary, Alberta**



**\$3,650,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Restaurant
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	9,900 sq.ft.
<b>Zoning:</b>	CR20-C20/R20

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.21 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	City Lot, Flag Lot
<b>Inclusions:</b>	N/A		

Fully leased stand-alone building in downtown Calgary, offering a 7% return on investment. Net rental income is \$255,000. Located in the central part of the city on Centre Street and Fifth Avenue. The property has a 9,100 sq ft footprint on a lot measuring 65 ft front by 140 ft deep, with CR20-C20/R20 zoning. It has high yield potential and neighbour land assembly options. The total frontage can be extended to 115 ft along 5th Avenue. Situated across from the Bow Tower, it is an excellent holding property with current income, potential for appreciation, and development opportunities.