



**GRASSROOTS**  
REALTY GROUP

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152, 328 Centre Street SE  
Calgary, Alberta

MLS # A2044339



**\$210,000**

<b>Division:</b>	Chinatown
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Video
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	Dragon City Mall
<b>Bus. Name:</b>	-
<b>Size:</b>	350 sq.ft.
<b>Zoning:</b>	DC (pre 1P2007)

<b>Heating:</b>	Forced Air	<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>	Public	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	Near Shopping Center, Level, Street Lighting, Near Public
<b>Inclusions:</b>	N/A		

Location! Location! Location! A rare opportunity to own this store on the main floor in Dragon City Mall in Chinatown. High traffic location on the main floor! We currently have a long-term tenant over 20 years at this unit and unit 158. Both units also for sale together or separate. This well established mall is located in the heart of downtown Calgary. Dragon City is the biggest mall and the most recognized landmark in Chinatown. Retail traffic generated 7 days a week & features elevator access from the underground parking facility or 3 street level entrances at grade. There are restaurants, a bakery, fashion boutiques, bubble tea shops, a bookstore, a pharmacy, a cellular phone repair, beauty shops, massage clinics, a medical centre, etc. You are welcome to change to any kind of business you want. Now is time to own the property with the cap rate of 5%+. Please do not approach the staff. Come and see for yourself before it's gone. Call today!