



**GRASSROOTS**  
REALTY GROUP

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119 & 123 3rd Avenue SE  
Calgary, Alberta

MLS # A2183485



**\$3,480,000**

Division: Chinatown

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 9,052 sq.ft.

Zoning: Direct Control 70Z84

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: all chattels

PRICE REDUCED : Up to 12 Storey Development Potential on Prime Chinatown Downtown property with Revenue generating restaurant (3730 sf ) and a currently vacant space for Grocery, Restaurant & Retail Store ( 5322 sf plus 2450 sf basement) , Zoned DC 70Z84...land area dimensions: 140' x 100' = approx. 14,000 sf