



GRASSROOTS
REALTY GROUP

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335, 328 Centre Street SE
Calgary, Alberta

MLS # A2191561



\$4,500,000

Division:	Chinatown
Type:	Retail
Bus. Type:	Restaurant
Sale/Lease:	For Sale
Bldg. Name:	Dragon City Mall
Bus. Name:	Regency Palace
Size:	182,986 sq.ft.
Zoning:	DC

Heating:	Boiler, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Tar/Gravel	Utilities:	Electricity Connected, Electricity Purchaser to Verify
Exterior:	Concrete	Parking:	-
Water:	Public	Lot Size:	-
Sewer:	-	Lot Feat:	City Lot, Corner Lot, Near Public Transit, Near Shopping
Inclusions:	furniture, restaurant equipment		

This commercial space, located on the top floor of a downtown building, offers a prime location with the potential to host 650 people. It's ideal for a restaurant or large-scale events, with ample space for flexible layouts that can cater to both dining and private functions. The top-floor setting provides an inviting atmosphere. Accessibility is a key feature, with the building situated in a bustling downtown area, surrounded by high foot traffic, public transportation options, and parking availability. It's close to major landmarks and residential areas, making it a desirable spot for both locals and tourists. The space also has the infrastructure for a large kitchen, storage, and ample restrooms. Elevator access and freight lifts for deliveries are crucial and overall building safety. This spot is well-known throughout the city for hosting large events. Condo fee is including air conditioning