



**GRASSROOTS**  
REALTY GROUP

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**200A Centre Street SE**  
**Calgary, Alberta**

**MLS # A2194322**



**\$699,000**

**Division:** Chinatown

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,700 sq.ft.

**Zoning:** DC

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** Brick

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Prime Downtown Calgary Investment Opportunity! Ideal for Owner-Users or Investors, this fully renovated 2-storey retail/office building is move-in ready! Remodeled in 2023, this charming brick building features a modern open-concept design and can be easily converted into two separate rental units—one for the upper level and the other for the main floor and basement. Fantastic Location with High Visibility! With an attractive storefront and heavy foot & vehicle traffic, this property is perfectly positioned for maximum exposure. Building Details: • Total Size: 1700 sq. ft. • Main Floor & Upper Level • 130 sq m lot • Basement: Over 450 sq. ft. of additional space • Parking: 3 dedicated stalls • Status: Vacant & Show-Perfect! Don't miss out on this exceptional downtown opportunity!