



**GRASSROOTS**  
REALTY GROUP

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235, 328 Centre Street SE  
Calgary, Alberta

MLS # A2208443



**\$129,900**

**Division:** Downtown Commercial Core

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 350 sq.ft.

**Zoning:** DC (pre 1P2007)

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Do you dream of starting your own business and owning your property? Look no further! This prime 350 square foot storefront on the second floor of Calgary Dragon City Mall is an excellent investment opportunity. Previously home to a successful immigration business for many years, this storefront is now on sale as the owner is retiring. Located in a prime spot within the mall, it benefits from high foot traffic and a vibrant commercial atmosphere, making it perfect for various business ventures. Over the years, this location has earned the trust and support of the immigrant community, building a stable customer base. Whether you're looking to open an immigration center, accounting firm, travel agency, financial institution, or acupuncture and massage clinic, this property offers a rare entrepreneurial opportunity without the burden of high rent. Start your path to success now!