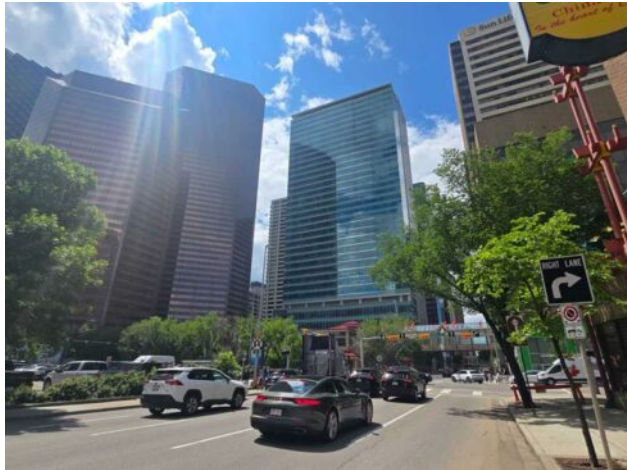


**101, 328 Centre Street SE**  
**Calgary, Alberta**

**MLS # A2238574**



**\$1,398,000**

<b>Division:</b>	Chinatown
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Restaurant
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	Dragon City Mall
<b>Bus. Name:</b>	Tokachi Japanese Restaurant
<b>Size:</b>	2,143 sq.ft.
<b>Zoning:</b>	DC (pre 1P2007)

<b>Heating:</b>	Central, Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer Co
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	Public	<b>Lot Size:</b>	-
<b>Sewer:</b>	Public Sewer	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	TBV		

Investors Opportunity & Prime Commercial Property in Downtown Calgary! Exceptional commercial property for sale at one of the most sought-after and central locations in Calgary's vibrant downtown core & right at the entrance of Dragon City Mall on Centre Street. This high-exposure CORNER unit offers unmatched visibility and access, benefiting from constant vehicle and foot traffic. Currently leased to a well-established and popular restaurant operating successfully for over 20+ years. The existing long-term tenant is open to signing a new lease, providing instant rental income stability. Alternatively, seize the opportunity to take over the existing business or launch your own business venture at this high-traffic location. Opportunities like this are extremely rare & ideal for investors or owner-operators looking for prime commercial real estate with proven performance. Don't miss out & ACT NOW!