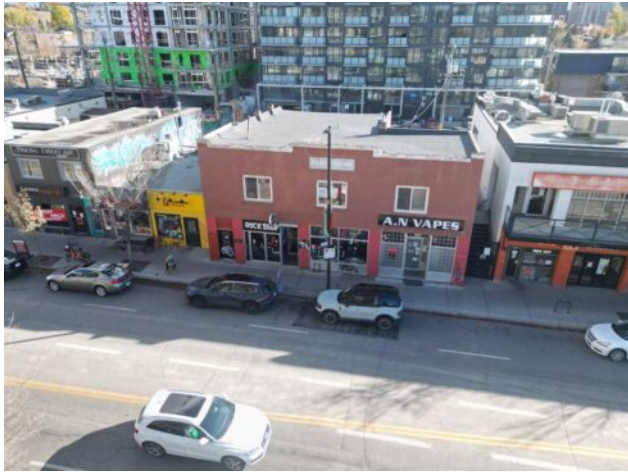




**328 10 Street NW**  
**Calgary, Alberta**

**MLS # A2265757**

**\$2,999,999**



**Division:** Sunnyside

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,850 sq.ft.

**Zoning:** C-COR1 f2.8h13

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Flat Torch Membrane, Tar/Gravel

**Exterior:** Brick, Wood Frame

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.14 Acre

**Lot Feat:** Back Lane, Near Public Transit

Prime Character Kensington building, facing 10 St with 2850 sq ft retail on the main level and 2000 sq ft office on the 2nd level. Main floor tenants have leases in place until February 2029. Second floor office space is on a month to month tenancy so could be available for owner user.