



GRASSROOTS
REALTY GROUP

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310 Centre Street SE
Calgary, Alberta

MLS # A2291719

\$1,250,000



Division: Chinatown

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,242 sq.ft.

Zoning: DC (pre 1P2007)

Heating: Forced Air, Natural Gas

Floors: -

Roof: Asphalt Shingle

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.07 Acre

Lot Feat: -

A free standing commercial property in Chinatown is for sale. The business is not included in the sale. The property has a stable tenant, currently paying \$7,000 + GST per month in rent. The tenant is a chain store that has invested over \$200,000 in renovations to the property. The seller will replace the roof, expected to be completed around April 2026. The current rent is below market value, offering potential to increase the rent in the future. Property Size: 2,242 sq.ft. main floor + 2,242 sq.ft. basement Lease Term: Until December 31, 2030.