

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 158, 328 CENTRE STREET SE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
29509


**MLS ID:**  
A2193138

**\$170,000**



 **ROYCE LI**  
 (403) 891-3999

 Century 21 Bravo Realty  
 403-250-2882

 158, 328 Centre Street SE, Calgary , Alberta T2G 4X6

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 45
<b>Zoning</b> DC	<b>Subdivision</b> Chinatown	<b>Building Type</b> Mixed Use
<b>Year Built</b> 1978	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 9711582	<b>Building Area (Sq. Ft.)</b> 299.99
<b>Building Area (Sq. M.)</b> 27.87	<b>Cooling</b> Central Air	<b>Heating</b> Forced Air
<b>Lot Features</b> Level,Near Public Transit,Near Shopping Center,Street Lighting,Views	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> None		

Location! Location! Location! A rare opportunity to own this store on the main floor in Dragon City Mall in Chinatown. High traffic location on the main floor! We currently have a long-term tenant over 20 years at this unit and unit 158. Both units also for sale together or separate. This well established mall is located in the heart of downtown Calgary. Dragon City is the biggest mall and the most recognized landmark in Chinatown. Retail traffic generated 7 days a week & features elevator access from the underground parking facility or 3 street level entrances at grade. There are restaurants, a bakery, fashion boutiques, bubble tea shops, a bookstore, a pharmacy, a cellular phone repair, beauty shops, massage clinics, a medical centre, etc. You are welcome to change to any kind of business you want. Now is time to own the property with the cap rate of 5%+. Please do not approach the staff. Come and see for yourself before it's gone. Call today!

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.