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## 310 CENTRE STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
34618


**MLS ID:**  
A2291719

**\$1,250,000**



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 310 Centre Street SE, Calgary , Alberta T2P 0S4

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 5	<b>Zoning</b> DC (pre 1P2007)
<b>Subdivision</b> Chinatown	<b>Building Type</b> Retail	<b>Year Built</b> 1973
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> C	<b>Building Area (Sq. Ft.)</b> 2242.00	<b>Building Area (Sq. M.)</b> 208.29
<b>Lot Size (Sq. Ft.)</b> 3024	<b>Lot Size (Acres)</b> 0.07	<b>Roof</b> Asphalt Shingle
<b>Foundation</b> Poured Concrete	<b>Cooling</b> Central Air	<b>Heating</b> Forced Air,Natural Gas
<b>Inclusions</b> N/A	<b>Restrictions</b> Easement Registered On Title	<b>Reports</b> Title

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.

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