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## RESTAURANT FOR SALE

Businesses and Franchises for Sale > Business for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
31290


**MLS ID:**  
A2238574

**\$1,398,000**



 **YAN GONG**  
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 101, 328 Centre Street SE, Calgary, Alberta T2G 4X6

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 266
<b>Business Name</b> Tokachi Japanese Restaurant	<b>Business Type</b> Restaurant	<b>Zoning</b> DC (pre 1P2007)
<b>Subdivision</b> Chinatown	<b>Building Type</b> Commercial Mix, Condo Complex, Major Shopping, Mixed Use, Retail, Shopping Centre, Street Level Storefront	<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> 2143.11	<b>Building Area (Sq. M.)</b> 199.10
<b>Foundation</b> Poured Concrete	<b>Electric</b> Certified Volts/Amps	<b>Cooling</b> Central Air, Other
<b>Heating</b> Central, Natural Gas	<b>Access to Property</b> Accessible to Major Traffic Route, Back Alley Access, Allowed Access, Direct Access, Major Shopping Center, Mixed, Paved Lane, Public, Public Transportation Nearby, Two-Way Access	<b>Inclusions</b> TBV
<b>Restrictions</b> Board Approval	<b>Reports</b> Building Plans, Condo/Strata Bylaws, Leases, Title	

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!

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