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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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 RE/MAX House of Real Estate  
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 101, 328 Centre Street SE, Calgary , Alberta T2G 4X6

|   |  |   |
|---|--|---|
| <b>Transaction Type</b><br>For Sale                 | <b>Title</b><br>Fee Simple   | <b>Days On Market</b><br>206            |
| <b>Business Name</b><br>Tokachi Japanese Restaurant | <b>Business Type</b><br>Restaurant   | <b>Zoning</b><br>DC (pre 1P2007)        |
| <b>Subdivision</b><br>Chinatown                     | <b>Building Type</b><br>Commercial Mix, Condo Complex, Major Shopping, Mixed Use, Retail, Shopping Centre, Street Level Storefront   | <b>Year Built</b><br>1978               |
| <b>Structure Type</b><br>Retail                     | <b>Property Type</b><br>Commercial   | <b>Property Sub Type</b><br>Retail      |
| <b>Legal Plan</b><br>9711582                        | <b>Building Area (Sq. Ft.)</b><br>2143.11  | <b>Building Area (Sq. M.)</b><br>199.10 |
| <b>Foundation</b><br>Poured Concrete                | <b>Electric</b><br>Certified Volts/Amps  | <b>Cooling</b><br>Central Air, Other    |
| <b>Heating</b><br>Central, Natural Gas              | <b>Access to Property</b><br>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><br>TBV                |
| <b>Restrictions</b><br>Board Approval               | <b>Reports</b><br>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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