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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



 **PHIL YAN**
 (403) 460-3888

 Grand Realty
 403-460-3888

 310 Centre Street SE, Calgary , Alberta T2P 0S4

Transaction Type For Sale	Days On Market 63	Zoning DC (pre 1P2007)
Subdivision Chinatown	Building Type Retail	Year Built 1973
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Legal Plan C	Building Area (Sq. Ft.) 2242.00	Building Area (Sq. M.) 208.29
Lot Size (Sq. Ft.) 3024	Lot Size (Acres) 0.07	Roof Asphalt Shingle
Foundation Poured Concrete	Cooling Central Air	Heating Forced Air,Natural Gas
Inclusions N/A	Restrictions Easement Registered On Title	Reports 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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