

**119 & 123 3rd Avenue SE**  
**Calgary, Alberta**

**MLS # A2183485**



**\$3,680,000**

**Division:** Chinatown

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 9,052 sq.ft.

**Zoning:** Direct Control 70Z84

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** all chattels

PRICE REDUCED : Prime Chinatown property; formerly the "One Pot " restaurant ( 3730 sf ) and "Hang Fung" Grocery, Restaurant & Retail Store ( 5322 sf plus basement ) , Zoned DC 70Z84...land area dimensions: 140' x 100' = approx. 14,000 sf