

335, 328 Centre Street SE
Calgary, Alberta

MLS # A2191561



\$4,500,000

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|--------------------|------------------|
| Division: | Chinatown |
| Type: | Retail |
| Bus. Type: | Restaurant |
| Sale/Lease: | For Sale |
| Bldg. Name: | Dragon City Mall |
| Bus. Name: | Regency Palace |
| Size: | 182,986 sq.ft. |
| Zoning: | DC |

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|--------------------|---------------------------------|-----------------------|--|
| Heating: | Boiler, Natural Gas | Addl. Cost: | - |
| Floors: | - | Based on Year: | - |
| Roof: | Tar/Gravel | Utilities: | Electricity Connected, Electricity Purchaser to Verify |
| Exterior: | Concrete | Parking: | - |
| Water: | Public | Lot Size: | - |
| Sewer: | - | Lot Feat: | City Lot, Corner Lot, Near Public Transit, Near Shopping |
| Inclusions: | furniture, restaurant equipment | | |

This commercial space, located on the top floor of a downtown building, offers a prime location with the potential to host 650 people. It's ideal for a restaurant or large-scale events, with ample space for flexible layouts that can cater to both dining and private functions. The top-floor setting provides an inviting atmosphere. Accessibility is a key feature, with the building situated in a bustling downtown area, surrounded by high foot traffic, public transportation options, and parking availability. It's close to major landmarks and residential areas, making it a desirable spot for both locals and tourists. The space also has the infrastructure for a large kitchen, storage, and ample restrooms. Elevator access and freight lifts for deliveries are crucial and overall building safety. This spot is well-known throughout the city for hosting large events. Condo fee is including air conditioning