

201, 114 3 Avenue SW
Calgary, Alberta

MLS # A2112279



\$950,000

Division:	Chinatown
Type:	Retail
Bus. Type:	Deli/Catering,Retail
Sale/Lease:	For Sale
Bldg. Name:	Something More
Bus. Name:	Something More
Size:	2,382 sq.ft.
Zoning:	DC (pre 1P2007)

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Flat Torch Membrane	Utilities:	-
Exterior:	Brick, Concrete	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Please check supplement for equipment list		

Located in central downtown, Chinatown area. 2382 sq. Ft. Front door access retail store currently is operated under Something More BBQ store. This store has been recently repainted interior with new torch on flat roof (2022), fire panel (2023). It is operated as BBQ store for 20 years with loyal customers. Condo fee is \$1769.78/ month that includes building insurance, electricity of common area, garbage & snow removal. Please check supplements for equipment list. Great for family investment opportunity.