

**9, 132 3 Avenue SE  
Calgary, Alberta**

**MLS # A2272362**

**\$160,000**



**Division:** Chinatown

**Type:** Retail

**Bus. Type:** Retail

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,584 sq.ft.

**Zoning:** DC (pre 1P2007)

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** 30K of inventory comes with the business

Are you looking to be your own boss and own a property for your business? Don't miss this rare opportunity to acquire a well-established traditional business and its property, operating for more than 20 years and located in the popular Far East Shopping Centre. This prime location offers excellent foot traffic, with plenty of public and street parking nearby. The business currently operates 5 days a week, from 11:00 AM to 4:00 PM — just 25 hours per week to generate steady income. 2025 Property Tax: \$1,604, Condo Fee: \$522.07 (includes gas and water). You only pay for electricity. The unit is 333 sq. ft., making it an affordable, easy-to-maintain space that maximizes profitability. Book your showing today and discover your next business opportunity!