

**119 & 123 3rd Avenue SE  
Calgary, Alberta****MLS # A2183485****\$3,480,000****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