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4402 17 Avenue SE  
Calgary, Alberta

MLS # A2153407



**\$3,750,000**

**Division:** Forest Lawn

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** Dragon Gate

**Bus. Name:** -

**Size:** 15,146 sq.ft.

**Zoning:** MU-1 DC

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Clay Tile

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** Full Kitchen and Bar equipment

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

2 Storey building on 17th Ave SE For Sale, Main Floor is leased to restaurant and lounge, 2nd floor has 8 apartment units and fully rented. property with two vacant sites behind the building included in price and used for parking. Building available with existing restaurant and lounge tenants or available with main floor vacant. Priced below replacement cost. Lower level is developed with 2434 Sq. Ft, Total including lower level 17,580 Sq. Ft. Land size including extra parking 21,700 Sq. Ft.