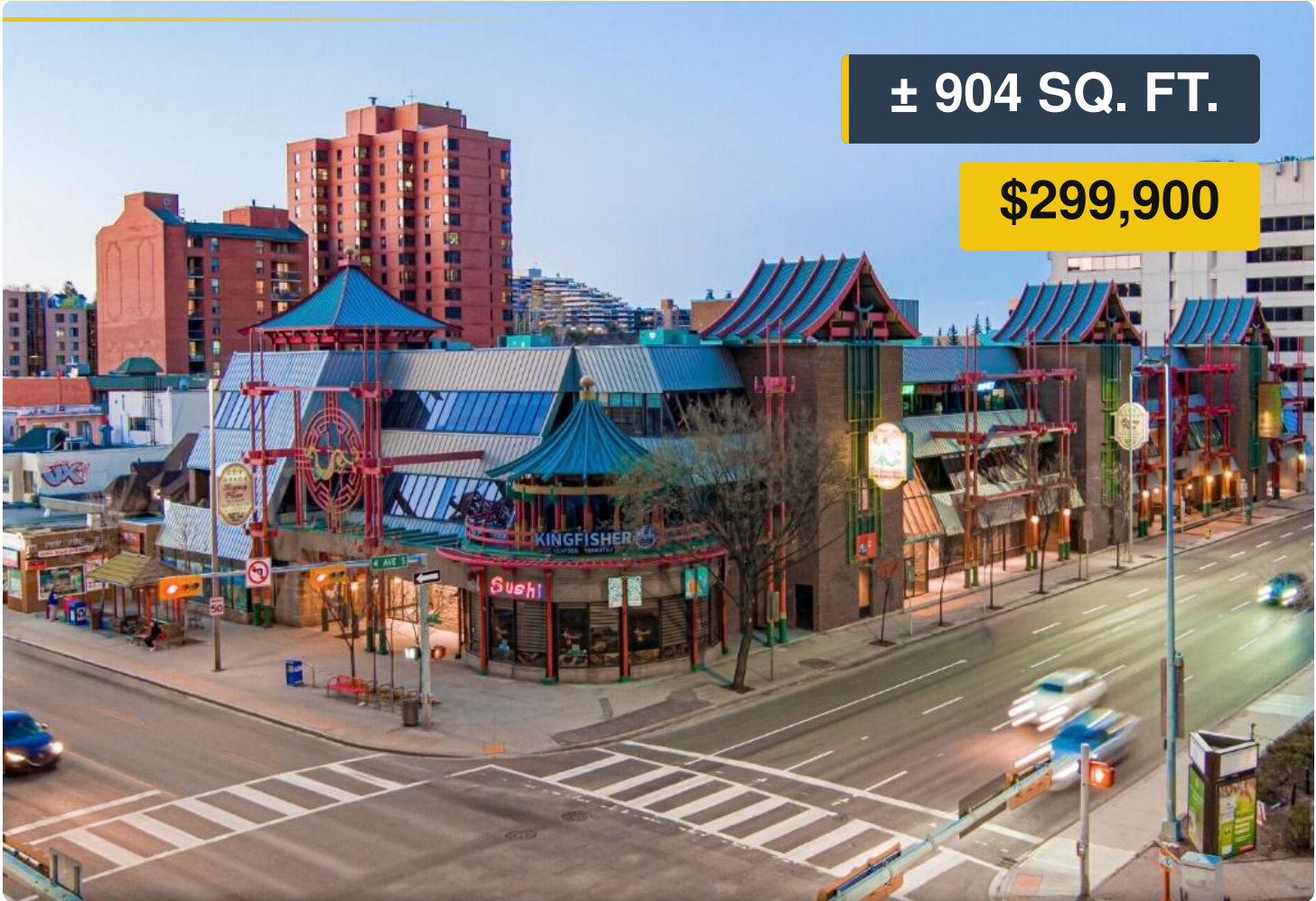




TURNKEY WELLNESS BUSINESS & COMMERCIAL PROPERTY

#210, 212 & 216, 328 Centre Street SE, Calgary, AB

Located inside the iconic Dragon City Mall • Chinatown Core

FOR SALE

Phil Yan

Alpha Commercial Group
Grand Realty & Management Ltd.

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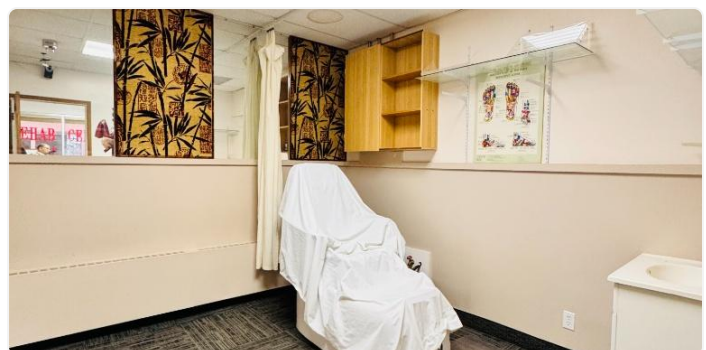
INVESTMENT & PROPERTY OVERVIEW

Exceptional Commercial Opportunity - Turnkey wellness business & property for sale. Located in the heart of Calgary's vibrant Chinatown, this rare opportunity offers three adjacent commercial condominium units within the iconic Dragon City Mall. Situated on the second level with excellent accessibility via escalators and elevators, these units provide outstanding exposure to both local and tourist traffic.

This fully equipped wellness centre features 5 private treatment rooms and includes all furnishings, professional equipment, and fixtures required to continue operations seamlessly. Ideal for healthcare practitioners, investors or entrepreneurs looking to establish an immediate foothold in the market. *(Seller retiring).*

SPECIFICATIONS

ADDRESS	#210, 212 & 216, 328 Centre St SE
LOCATION	Calgary Chinatown (Dragon City Mall)
TOTAL SIZE	± 904 sq. ft. total
BREAKDOWN	#210: 285 sf #212: 311 sf #216: 308 sf
ROOMS	Reception area + 5 Treatment rooms
CONDO FEES	\$1,119.32 / mo (Combined total)
INCLUSIONS	All furniture, fixtures & assets
ASKING PRICE	\$299,900



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INTERIOR & EQUIPMENT GALLERY



SCHEDULE YOUR PRIVATE INSPECTION

This premium turnkey business setup inside Chinatown's busiest hub is priced to sell fast. Perfect for expansion or passive investment.

BOOK APPOINTMENT: 587-719-7999

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