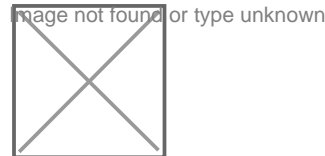


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 17, 11440 BRAESIDE DRIVE SW FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
25372


**MLS ID:**  
A2133639

**\$27,000**



 **HENRY NGUYEN**  
 (403) 291-4440

 CIR Realty  
 403-291-4440

 17, 11440 Braeside Drive SW, Calgary , Alberta T2W 3N4

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 102	<b>Lease Amount</b> 29.50
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Braeside	<b>Year Built</b> 1978
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business
<b>Building Area (Sq. Ft.)</b> 512.00	<b>Building Area (Sq. M.)</b> 47.57	<b>Inclusions</b> N/A
<b>Restrictions</b> Landlord Approval	<b>Reports</b> None	

A well established alteration/dress making business which has been running for 30 years. Located in Braeside SW and in a strip mall where anchor tenants are RBC, Tim Horton, Subway, KFC and over 20 retailers and service providers. Since it has been in business for such a long time that the business is well connected to different sources of clients. Besides the alteration, this business is also a mini depot for dry cleaning which brings more income. Good for an one person or small family business. Shop space contains a working area, a fitting room and a 2 piece washroom. Monthly rent is \$2,278 which includes OP cost (or CAM). Utilities are approximately \$250.00/month. Business hours are M-F 9.30 a.m. - 6 p.m. ; Sat 9.30 a.m. - 3 p.m. , but the hours are flexible and can be changed accordingly. Plenty of parking spots! High traffic area!

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