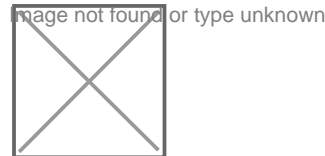


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## CLOTHING FOR LEASE

Commercial Real Estate > Commercial Property for Lease




**Location**  
Calgary, Alberta



**Listing ID:**  
25797


**MLS ID:**  
A2142290

**\$219,900**



 **MINGU KYOUNG**  
 (403) 253-5678

 MaxWell Capital Realty  
 403-253-5678

 4618 Macleod Trail SW, Calgary , Alberta T2G 5E8

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 72	<b>Lease Amount</b> 22.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Manchester Industrial	<b>Building Type</b> Retail
<b>Year Built</b> 1986	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Building Area (Sq. Ft.)</b> 1252.00	<b>Building Area (Sq. M.)</b> 116.31
<b>Inclusions</b> N/A	<b>Restrictions</b> Landlord Approval	<b>Reports</b> Leases

Do you have a dream to own your shop? Easy work in less hours? No intensive competition? Want the best location? This is the one! Rare opportunity to own a "Complete Turn-key Operation" in a most desired locations in south Calgary. This uniform shop was established more than 50 years ago and continues to serve customers in the same location. Featuring 1,252sqft of end cap retail space with open concept floor plan, large windows, reception desk, 4 fitting rooms, and ample storage in the back with a staff washroom. Thousands of regular customers and endless opportunities in professional industries such as hospital, long term care facility, dentistry, spa & nail shop, massage shop, childcare, restaurant, retail shop, and you can name more and more! Huge parking lot plus anchored tenants such as Dallarama, liquor store, restaurants, and retail shops to bring more customers to the area. Only a few minutes drive to downtown and close to all major roads. Recession Proof business! Full training will be provided! Awesome deal! Act quick before it's gone! (Stock extra around \$100K to \$150K) \* Please respect the operation of the business so please do not visit without prior arrangement and do not associate with owner/employees.

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