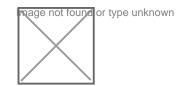


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

CLOTHING, RETAIL FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 26535

MLS ID: A2158426

\$149,900



ANNA TARANOVA

2 (403) 259-4141

RE/MAX Realty Professionals

403-259-4141

rM1

0322 High Fashion Avenue SW, Calgary , Alberta $\,$ T2P 2Z2 $\,$

Transaction Type

For Lease

Days On Market

Lease Amount

5250.00

Lease Frequency

Monthly

Zoning

CM-2

13

Subdivision

Downtown Commercial Core

Building Type

Commercial Mix, Retail

Year Built 1977

Retail

Structure Type

Property Type

Commercial

Property Sub Type

None

Legal Plan

Building Area (Sq. Ft.)

600000.00

Building Area (Sq. M.)

55741.36

Retail

Footprint (Sq. Ft.)

3111

Access to Property

Major Shopping Center

Inclusions

Computers and printers, Retail software, POS machines -two, Complete sound system with amplifier and song list made by the owner, Self-designed racks that can be disassembled and reassembled as needed, Mirrors, Mannequins, Chairs , and boxes which are used for seating and storing. Lights and photographer lights are part of the store design. An online store with a complete web design

and Google analytics integration for

better online ranking.

Restrictions

Landlord Approval

Reports

Audited Financial

Statements, Chattel/Equipment, Leases

Recession Proof High End Business! Iconic Brands, Glamour, High Fashion. The business is well established over the last 15 years in a prime central location with a very reasonable lease. Revenue for the last 3 years have been over \$600,000 and lots of potential for growth. The grad season 2025 is getting orders already. Perfect time to buy before a big money making time of the year. Online orders come from all over Alberta, BC, and Sasketchewan. There are 2 underground spots assigned to the store and free after 3pm on weekdays and free on the weekends. The store comes with all fixtures and technology that are needed to run a successful business. The purchase also includes a valuable online store with a complete web design and Google analytics integration for better online ranking. The owners are willing to train in all ins and outs of the business. Inventory is sold separately, but it can be negotiable. Lease is renewed on annual basis. Call/Text for more details.

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