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## CLOTHING ,RETAIL FOR LEASE



Commercial Real Estate > Commercial Property for Lease


**Location**  
Calgary, Alberta



**Listing ID:**  
26535


**MLS ID:**  
A2158426

**\$149,900**



 **ANNA TARANOVA**  
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 RE/MAX Realty Professionals  
 403-259-4141

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

|   |   |  |
|---|---|--|
| <b>Transaction Type</b><br>For Lease          | <b>Days On Market</b><br>13               | <b>Lease Amount</b><br>5250.00                 |
| <b>Lease Frequency</b><br>Monthly             | <b>Zoning</b><br>CM-2                     | <b>Subdivision</b><br>Downtown Commercial Core |
| <b>Building Type</b><br>Commercial Mix,Retail | <b>Year Built</b><br>1977                 | <b>Structure Type</b><br>Retail                |
| <b>Property Type</b><br>Commercial            | <b>Property Sub Type</b><br>Retail        | <b>Legal Plan</b><br>None                      |
| <b>Building Area (Sq. Ft.)</b><br>600000.00   | <b>Building Area (Sq. M.)</b><br>55741.36 | <b>Footprint (Sq. Ft.)</b><br>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 Saskatchewan. 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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