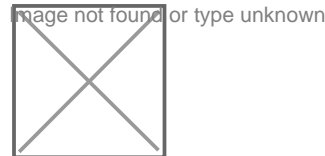


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

17, 11440 BRAESIDE DRIVE SW FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
28101


MLS ID:
A2133639

\$20,000



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

 CIR Realty
 403-291-4440

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

Transaction Type For Lease	Days On Market 255	Subdivision Braeside
Year Built 1978	Structure Type Retail	Property Type Commercial
Property Sub Type Business	Building Area (Sq. Ft.) 512.00	Building Area (Sq. M.) 47.57
Inclusions N/A	Restrictions Landlord Approval	Reports 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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