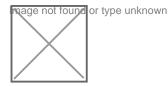


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

RETAIL FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 30188

MLS ID: A2211858

\$499,800



- ≗ JIM LEE
- **(403) 617-0438**
- □ Century 21 Bravo Realty
- **403-250-2882**
- 🖒 Calgary , Alberta

Transaction Type

For Lease

Lease Frequency

Monthly

Property Type

Commercial

Building Area (Sq. M.)

198.81

Reports

Financial Statements

Days On Market

52

Year Built

2008

Property Sub Type

Retail

Inclusions

Asset list to be provided by seller

Lease Amount

8100.00

Structure Type

Retail

Building Area (Sq. Ft.)

2140.00

Restrictions

Landlord Approval

Here's a rare opportunity to acquire a highly profitable niche business consistently generating over \$1.4 million in annual sales, with a balanced revenue model of approximately 80% retail and 20% installation/service, with around 30% profit margins. Has been in operation for over 8 years, this business features more than 100+ unique products, including several exclusive product lines, and offers dependable after-sales service. The 2,140 sq. ft. brick-and-mortar location includes a modern, meticulously maintained showroom and an organized stockroom. It's situated in a high-traffic shopping plaza in South Calgary, complete with dedicated parking stalls and surrounded by established, mature residential communities. In addition to its physical location, the business has a strong online presence through its own website and platforms like eBay and Amazon, serving a loyal and repeat customer base that includes both retail and commercial client accounts. This turnkey operation is simple to manage with minimal staff, efficient systems in place, and attractive business hours—closing by 5 PM daily—supporting a balanced work/family lifestyle. The seller is committed to providing training and support to ensure a smooth transition for the new owner. Nearly recession-proof, this business thrives in any economy—after all, everyone wants a clean home!

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9[™] MLS® System. Pillar 9[™] is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9[™]. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.