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8120 BEDDINGTON BOULEVARD NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
30206


MLS ID:
A2212279

\$450,000



 **JASON CHOI**
 (403) 399-8124

 First Place Realty
 403-547-8401

 8120 Beddington Boulevard NW, Calgary , Alberta T3K 2A8

Transaction Type For Lease	Days On Market 95	Lease Amount 9614.73
Lease Frequency Monthly	Subdivision Beddington Heights	Building Type Major Shopping
Year Built 1985	Structure Type Retail	Property Type Commercial
Property Sub Type Business	Building Area (Sq. Ft.) 1762.00	Building Area (Sq. M.) 163.69
Inclusions None	Restrictions Landlord Approval	Reports Financial Statements

Business asset for sale of the established Dry Cleaning in Prime Mall Location. This well-established business has been operating for over 30 years in the same high-traffic area of the mall, surrounded by radiology services, banks, a walk-in clinic, and London Drugs, ensuring steady customer flow. With no direct competition in the community, it offers a full range of dry cleaning and alteration services that generate consistent and growing income. The space is efficiently laid out and equipped with upgraded, well-maintained machines, including a wraparound machine, allowing for fast and smooth operations. The business also benefits from multiple depot partnerships that contribute to increased revenue. Monthly rent is inclusive of base rent, operating costs, and all utilities(gas, electricity, water sewer).

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