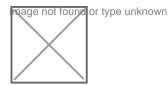


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

8120 BEDDINGTON BOULEVARD NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID:

30206

\$450,000



△ JASON CHOI

MLS ID:

A2212279

2 (403) 399-8124

First Place Realty

403-547-8401

rM1

8120 Beddington Boulevard NW, Calgary , Alberta T3K 2A8

Transaction Type

For Lease

Days On Market

Subdivision

Beddington Heights

Structure Type

Building Type

Major Shopping

Year Built 1985

Retail

Property Type

Commercial

Property Sub Type

Building Area (Sq. Ft.) 1762.00

Building Area (Sq. M.)

163.69

Inclusions

Business

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, wellmaintained 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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