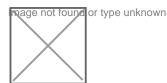


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8120 BEDDINGTON BOULEVARD NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID:

30206

MLS ID: A2212279

\$450,000



△ JASON CHOI

2 (403) 399-8124

First Place Realty

403-547-8401

M

8120 Beddington Boulevard NW, Calgary , Alberta T3K 2A8

Transaction Type

For Lease

Days On Market

Lease Amount 9614.73

Lease Frequency

Monthly

Subdivision

Beddington Heights

Structure Type

Building Type Major Shopping

Year Built

1985

Retail

95

Property Type Commercial

Property Sub Type

Building Area (Sq. Ft.)

Building Area (Sq. M.)

163.69

Inclusions

1762.00

Reports

None

Business

Landlord Approval

Restrictions

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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