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123 TRAIL SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
31788

MLS ID:
A2250263

\$300,000



 **MARTIN DUROCHER**
 (403) 338-2200

 Royal LePage Blue Sky
 403-338-2200

 123 Trail SW , Calgary , Alberta T2V1K2

Transaction Type

For Sale

Days On Market

6

Zoning

C-C1

Subdivision

Kingsland

Building Type

Commercial Mix

Year Built

1959

Structure Type

Flex

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

6760HH

Building Area (Sq. Ft.)

990.00

Building Area (Sq. M.)

91.97

Footprint (Sq. Ft.)

990

Access to Property

Direct Access

Inclusions

Shares, POS, Laptop, Desk Top
Computer, Alarm system, Store Fixtures,
Inventory in stock on Closing, website,
hardware and software to operate the
business

Restrictions

Landlord Approval,None Known

Reports

Financial Statements,Leases

New to market this Pre-loved women's clothing from high-end brands is a celebration of timeless elegance, elevated craftsmanship, and enduring allure. is being offered for sale with an robust return on investment. Each garment carries with it the legacy of iconic designers—Chanel, Gucci, Prada, Dior, and more—imbued with artistry, innovation, and unmistakable style. Though gently worn, these pieces possess an undiminished vibrancy, ready to be cherished anew. Character and Quality • Curated Sophistication: Every item reflects meticulous design and attention to detail, from hand-stitched seams to sumptuous fabrics. These garments have weathered seasons with grace, preserving the luxury and refinement that define their origin. • Sustainable Glamour: By choosing high-end pre-owned pieces, one embraces sustainable fashion, prolonging the life of garments and reducing environmental impact without compromising on style. • Unique Stories: Each dress, blouse, or pair of heels has a past—perhaps gracing a soirée or punctuating a city stroll—ready to add new chapters with its next wearer. • Exclusive Selection: The rarity of certain designs, collections, and limited editions enhances their desirability, offering access to luxury often unattainable in contemporary retail. The owner meticulously markets individual pieces on-line across Canada for a sustainable balance in revenue. Owner will train for a couple months if necessary. There is two years left on the current lease with an option to renew for an additional 5 year term

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