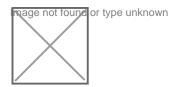


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

CLOTHING, RETAIL FOR LEASE

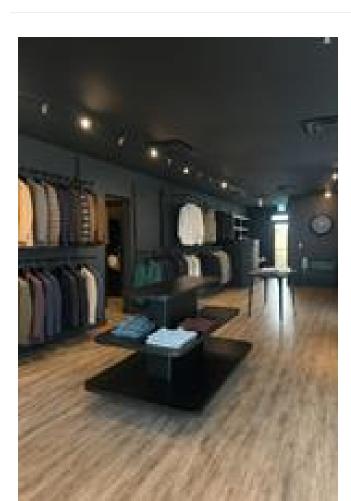
Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 32206

MLS ID: A2258799 \$90,000



- **△** KULWINDER GILL
- (825) 733-3796
- eXp Realty
- **403-262-7653**
- 4250 109 Avenue NE, Calgary, Alberta T3N1Z3

Transaction Type

For Lease

Days On Market

5861.00

Year Built

Lease Amount

Lease Frequency

Monthly

Subdivision Stoney 3

79

2023

Structure Type

Retail

Property Type Commercial

Business

Property Sub Type

Building Area (Sq. M.)

1455.00

Building Area (Sq. Ft.)

135.17

Inclusions

All store developments, improvements,

and built outs, Shelving, fixtures,

equipments etc. *List will be provided*

Restrictions

Reports

See Remarks Call Lister

Excellent opportunity to take over a well established and profitable retail clothing store in a high visibility, busy NE Calgary location. The unit is approximately 1,455 sq. ft. with a net monthly lease of about \$5,861 + GST (Basic + Additional Rent). The store will be delivered fully stocked as needed and full training will be provided to ensure a smooth transition for the new owner. The lease use is restricted to retail clothing only, making this an ideal business for operators focused on apparel and fashion. Don't miss this chance to own and operate your own clothing business in a high visibility location with all the groundwork already done for you. Book your private showing today!

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