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3131 27 STREET NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
32600

MLS ID:
A2265886

\$95,000



 **NORM Z. XU**
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 3131 27 Street NE, Calgary , Alberta T1Y 0B3

Transaction Type For Lease	Days On Market 7	Lease Amount 38.00
Lease Frequency Annually	Subdivision Sunridge	Year Built 2016
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Building Area (Sq. Ft.) 1499.00	Building Area (Sq. M.) 139.26	Inclusions Please Contact the Listing Agent
Restrictions Landlord Approval	Reports None	

An excellent opportunity to acquire a profitable and well-established hijab clothing business located in a prime retail plaza in NE Calgary. This business has built a loyal customer base and a strong reputation for quality and service, with consistent sales and steady growth over the years. The shop is positioned in a high-visibility, easily accessible location with strong foot traffic and a surrounding mix of complementary businesses that help drive customer flow. The lease is secured until November 2028, offering long-term security for the new owner. Current base rent is \$4,749.84 per month plus GST. This is a turnkey opportunity for an entrepreneur or investor to take over a successful retail operation with branding and setup already in place. Inventory is not included in the sale price and will be negotiated separately. A Non-Disclosure Agreement (NDA) is required for further information. Please do not approach staff directly. Showings by appointment only.

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