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## GREAT OPPORTUNITY TO OWN AN ESTABLISHED ALTERATION BUSINESS ALONG WITH ITS COMMERCIAL UNIT IN THE...



Commercial Real Estate > Commercial Property for Sale

**Location**  
Calgary, Alberta

**Listing ID:**  
32976

**MLS ID:**  
A2272084

**\$564,900**



 **ZEENAT TAGHVAI**  
 (403) 850-6957

 RE/MAX Real Estate (Mountain View)  
 403-247-5171

 Calgary , Alberta

**Transaction Type**

For Sale

**Title**

Fee Simple

**Days On Market**

119

**Zoning**

I-C

**Building Type**

Retail

**Year Built**

2021

**Structure Type**

Retail

**Property Type**

Commercial

**Property Sub Type**

Retail

**Building Area (Sq. Ft.)**

851.00

**Building Area (Sq. M.)**

79.06

**Inclusions**

Seller will provide equipment list along with the offer.

**Restrictions**

None Known

**Reports**

Financial Statements,Other Documents

Great opportunity to own an established alteration business along with its commercial unit in the rapidly growing community of Nolan Hill. This location offers strong exposure, steady traffic, and easy access from major surrounding roadways. The area is expanding population and solid demographics support consistent demand for tailoring and alteration services. Situated in a busy commercial plaza with complementary nearby businesses, the business benefits from regular walk-in customers and repeat clientele. The Buyer may change the use of the unit with condo board approval. This is a turn key opportunity, a rare chance to secure both a profitable service business and valuable commercial real estate in Northwest Calgary. Seller's financing is a possibility, which can help a buyer NOT to have to come up with a large some of cash down payment.

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