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3131 27 STREET NE FOR LEASE



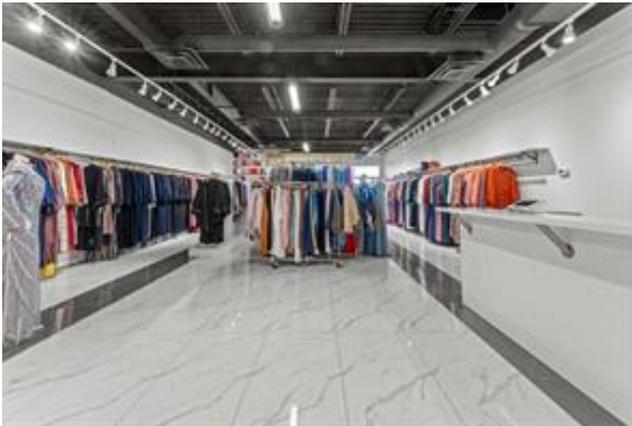
Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
33583

MLS ID:
A2279419

\$95,000



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

Transaction Type For Lease	Days On Market 110	Lease Amount 38.00
Lease Frequency Annually	Subdivision Sunridge	Year Built 2016
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Retail
Building Area (Sq. Ft.) 1499.00	Building Area (Sq. M.) 139.26	Inclusions Please contact the listing agent
Restrictions Landlord Approval	Reports None	

Prime NE Calgary retail location | Recently renovated | Flexible retail uses permitted (no medical) | Seller open to partnership opportunities | Currently operating as a clothing/fashion store, this well-presented retail unit offers excellent exposure, strong foot traffic, and easy accessibility within a busy NE retail plaza. The space features modern renovations and an adaptable layout suitable for various retail concepts, including boutique retail, specialty goods, beauty/cosmetics, cultural products, electronics & accessories, gift shop, convenience items, or general merchandise (subject to landlord approval). The lease is secured until November 2028, providing long-term operational stability. Current base rent is \$4,749.84 per month plus GST. This is a turnkey opportunity for an entrepreneur or investor, with a clean, open layout and improvements 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. Showings by appointment only.

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