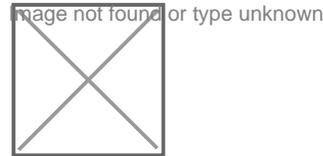


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

EXCELLENT CHANCE TO ACQUIRE A NEWLY ESTABLISHED OPTICAL RETAIL BUSINESS LOCATED ON BUSY CENTRE...



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
33966

MLS ID:
A2285422

\$169,000



 **JAY TUNG**
 (403) 889-9891

 Grand Realty
 403-460-3888

 Calgary , Alberta

Transaction Type For Lease	Days On Market 79	Lease Amount 31.50
Lease Frequency Annually	Year Built 1978	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Retail	Building Area (Sq. Ft.) 1164.00
Building Area (Sq. M.) 108.14	Inclusions NA	Restrictions None Known
Reports None		

Excellent chance to acquire a newly established optical retail business located on busy Centre Street with constant high vehicle and pedestrian traffic exposure. The space offers a clean and efficient layout suitable for eyewear retail and consultation services and features a very attractive low rent, making operating costs manageable for new or expanding professionals. Strong growth potential through marketing, extended services and adding an optometrist on site. The premises is flexible and can be easily converted to other healthcare uses such as medical clinic, massage therapy, aesthetics or other professional services subject to landlord approval. Ideal for optometrist startup, satellite location or healthcare operator seeking affordable prime exposure location. Please do not approach staff directly

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.