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1324 10 FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Calgary, Alberta



Listing ID:
35314


MLS ID:
A2312294

\$89,000



 **PETER NAM**
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 RE/MAX House of Real Estate
 403-287-3880

 1324 10 , Calgary , Alberta T3C 0J2

Transaction Type For Lease	Days On Market 3	Lease Amount 31.00
Lease Frequency Annually	Subdivision Beltline	Building Type Shopping Centre
Year Built 1995	Structure Type Retail	Property Type Commercial
Property Sub Type Business	Building Area (Sq. Ft.) 922.00	Building Area (Sq. M.) 85.66
Inclusions Equipment/asset list	Restrictions Landlord Approval	Reports Leases

Exceptional Opportunity: Established Optical Boutique in Prime Calgary Location Step into a turn-key business with this high-end optical boutique located in a vibrant, high-traffic area of Calgary. Vision Q Optical represents a perfect fusion of professional healthcare and luxury retail, boasting a loyal client base and a reputation for excellence. This is a rare opportunity for an optician, optometrist, or entrepreneur to acquire a fully operational, stylishly designed business with significant growth potential. Business Highlights: Prime Retail: Situated in a high-visibility Calgary location with excellent foot traffic, ample parking, and a strong surrounding demographic. Contemporary Showroom: A modern, beautifully curated interior designed to showcase premium eyewear and provide a luxury shopping experience. Premium Inventory: Sale includes an extensive collection of high-demand designer frames and established relationships with top-tier global eyewear brands. Fully Equipped: Includes state-of-the-art diagnostic and fitting equipment, high-quality cabinetry, and a comprehensive Point of Sale (POS) and client database system. Established Reputation: Benefit from a strong local brand identity, excellent online reviews, and a recurring customer base built on personalized service. Strategic Advantages: Move-In Ready: Skip the months of construction, permitting, and vendor setup—take over operations from day one. Growth Potential: Ample opportunity to expand services (such as adding on-site optometry exams) or increasing digital marketing efforts to capture a larger market share. Be Your Own Boss: Perfect for a professional looking to transition from an employee to an owner-operator in a stable, essential-service industry. Invest in a business where health meets style. Basic monthly rent \$2382. Contact your agent today to explore this premium Calgary business opportunity!

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