

**4250 109 Avenue NE**  
**Calgary, Alberta**

**MLS # A2258799**



**\$90,000**

**Division:** Stoney 3

**Type:** Business

**Bus. Type:** Clothing ,Retail

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,455 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** All store developments, improvements, and built outs, Shelving, fixtures, equipments etc. \*List will be provided\*

Excellent opportunity to take over a well established and profitable retail clothing store in a high visibility, busy NE Calgary location. The unit is approximately 1,455 sq. ft. with a net monthly lease of about \$5,861 + GST (Basic + Additional Rent). The store will be delivered fully stocked as needed and full training will be provided to ensure a smooth transition for the new owner. The lease use is restricted to retail clothing only, making this an ideal business for operators focused on apparel and fashion. Don't miss this chance to own and operate your own clothing business in a high visibility location with all the groundwork already done for you. Book your private showing today!