



**GRASSROOTS**  
REALTY GROUP

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3134, 4310 104 Avenue NE  
Calgary, Alberta

MLS # A2232458



**\$79,000**

Division: Cityscape

Type: Retail

Bus. Type: Clothing

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,173 sq.ft.

Zoning: -

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: NA

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Turnkey Clothing Store Opportunity in Cityscape Landing Plaza &ndash; Ideal for Expansion or First-Time Retailers. An excellent opportunity for an established clothing business looking to expand&mdash;or for someone who's been successfully operating from home (e.g., via Facebook Marketplace) and is now ready to step into a professional retail space. This fully built-out store features over \$300,000 in high-quality leasehold improvements, offering a stylish and functional setup with minimal upfront investment. Located in the busy Cityscape Landing Plaza, the unit enjoys high foot traffic and low monthly rent, making it a low-risk entry into the retail market. Please note: All inquiries are by appointment only. Do not approach staff or visit the business without prior scheduling. Contact us today to learn more.