



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**123 Alterations Lane NW  
Calgary, Alberta**

**MLS # A2248249**



**\$300,000**

**Division:** Evanston

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 872 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** List to be provided

Own a business with strong, clean financials, steady income, and a reputation you can build on. Operating for nearly a decade, this well-loved alterations and tailoring shop has earned the trust of a loyal, repeat clientele through exceptional workmanship and service. Perfectly positioned in a busy retail plaza anchored by a major grocery store, Shoppers Drug Mart, liquor store, and numerous restaurants, the location offers constant foot traffic, high visibility, and ample parking. This is a true turnkey operation—fully equipped with all machinery, fixtures, and inventory so you can take over seamlessly and start earning from day one. Whether you’re an experienced tailor or an entrepreneur looking for a proven, profitable venture, this is your chance to acquire a trusted brand with room to grow.