



**GRASSROOTS**  
REALTY GROUP

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**3131 27 Street  
Calgary, Alberta**

**MLS # A2271303**



**\$95,000**

**Division:** Sunridge

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,499 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Please contact the listing agent

Prime NE Calgary retail location | Recently renovated | Flexible retail uses permitted (no medical) | Seller open to partnership opportunities | Currently operating as a clothing/fashion store, this well-presented retail unit offers excellent exposure, strong foot traffic, and easy accessibility within a busy NE retail plaza. The space features modern renovations and an adaptable layout suitable for various retail concepts, including boutique retail, specialty goods, beauty/cosmetics, cultural products, electronics & accessories, gift shop, convenience items, or general merchandise (subject to landlord approval). The lease is secured until November 2028, providing long-term operational stability. Current base rent is \$4,749.84 per month plus GST. This is a turnkey opportunity for an entrepreneur or investor, with a clean, open layout and improvements already in place. Inventory is not included in the sale price and will be negotiated separately. A Non-Disclosure Agreement (NDA) is required for further information. Please do not approach staff. Showings by appointment only.