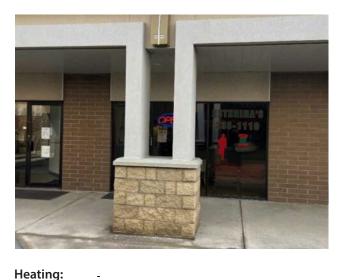


1-833-477-6687 aloha@grassrootsrealty.ca

17, 11440 Braeside Drive SW Calgary, Alberta

MLS # A2203840



Floors:
Roof:
Exterior:
Water:

Sewer:

\$17,000

Lot Size:

Lot Feat:

Division:	Braeside
Туре:	Business
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	512 sq.ft.
Zoning:	-
	Addl. Cost:
	Based on Year: -
	Utilities: -
	Parking: -

Inclusions: Sewing machines, overlock machines (serger), blind stitch machine, and sewing tools currently in the shop.

A well established alteration/dress making business which has been running for 30 years. Located in Braeside SW and in a strip mall where anchor tenants are RBC, Tim Horton, Subway, KFC and over 20 retailers and service providers. Since it has been in business for such a long time that the business is well connected to different sources of clients. Besides the alteration, this business is also a mini depot for dry cleaning which brings more income. Good for an one person or small family business. Shop space contains a working area, a fitting room and a 2 piece washroom. Monthly rent is \$2,278 which includes OP cost (or CAM). Utilities are approximately \$250.00/month. Business hours are M-F 9.30 a.m. - 6 p.m.; Sat 9.30 a.m. - 3 p.m., but the hours are flexible and can be changed accordingly. Plenty of parking spots! High traffic area!