

3131 27 Street NE
Calgary, Alberta

MLS # A2265886



\$95,000

Division: Sunridge

Type: Mixed Use

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

RECENTLY RENOVATED by the current owner | Flexibility to change to other retail businesses subject to landlord approval | An excellent opportunity to acquire a profitable and well-established hijab clothing business located in a prime retail plaza in NE Calgary. This business has built a loyal customer base and a strong reputation for quality and service, with consistent sales and steady growth over the years. The shop is positioned in a high-visibility, easily accessible location with strong foot traffic and a surrounding mix of complementary businesses that help drive customer flow. The lease is secured until November 2028, offering long-term security for the new owner. Current base rent is \$4,749.84 per month plus GST. This is a turnkey opportunity for an entrepreneur or investor to take over a successful retail operation with branding and setup 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 directly. Showings by appointment only.