

MLS # A2272084

Calgary, Alberta



**\$564,900**

**Division:** Calgary

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 851 sq.ft.

**Zoning:** I-C

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Seller will provide equipment list along with the offer.

Great opportunity to own an established alteration business along with its commercial unit in the rapidly growing community of Nolan Hill. This location offers strong exposure, steady traffic, and easy access from major surrounding roadways. The area is expanding population and solid demographics support consistent demand for tailoring and alteration services. Situated in a busy commercial plaza with complementary nearby businesses, the business benefits from regular walk-in customers and repeat clientele. The Buyer may change the use of the unit with condo board approval. This is a turn key opportunity, a rare chance to secure both a profitable service business and valuable commercial real estate in Northwest Calgary. Seller's financing is a possibility, which can help a buyer NOT to have to come up with a large some of cash down payment.