



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**3134, 4310 104 Avenue NE**  
**Calgary, Alberta**

**MLS # A2232458**



**\$199,000**

**Division:** Cityscape

**Type:** Retail

**Bus. Type:** Clothing

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,173 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** NA

Turnkey Clothing Store Opportunity in Cityscape Landing Plaza &ndash; Ideal for Expansion or First-Time Retailers. An excellent opportunity for an established clothing business looking to expand&mdash;or for someone who's been successfully operating from home (e.g., via Facebook Marketplace) and is now ready to step into a professional retail space. This fully built-out store features over \$300,000 in high-quality leasehold improvements, offering a stylish and functional setup with minimal upfront investment. Located in the busy Cityscape Landing Plaza, the unit enjoys high foot traffic and low monthly rent, making it a low-risk entry into the retail market. Please note: All inquiries are by appointment only. Do not approach staff or visit the business without prior scheduling. Contact us today to learn more.