



**GRASSROOTS**  
REALTY GROUP

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**3501 17 Avenue SE**  
**Calgary, Alberta**

**MLS # A2232718**



**\$89,900**

**Division:** Forest Lawn

**Type:** Business

**Bus. Type:** Clothing ,Retail

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,500 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Great opportunity to own a thriving, turnkey bridal boutique\*\* on bustling International Avenue! After 15+ successful years serving brides with an established client base and sterling reputation, the owner is retiring. This 1,500 sq ft gem offers immediate cash flow with valuable inventory included, low overhead (\$2,500/month rent), and 3 years left on the lease&mdash;perfect for an aspiring entrepreneur. Don't miss out this opportunity.