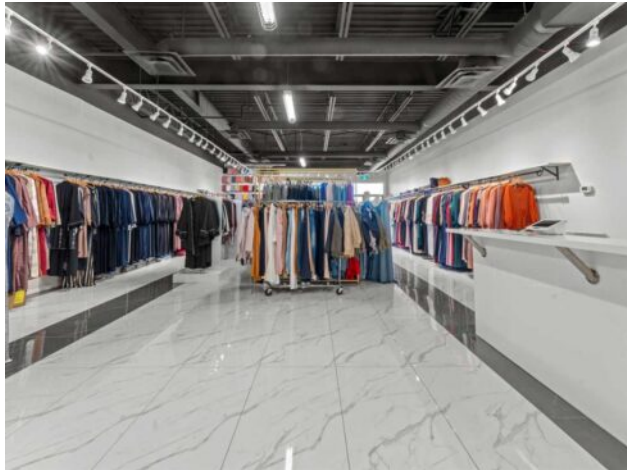




3131 27 Street NE
Calgary, Alberta

MLS # A2279419



\$95,000

Division:	Sunridge
Type:	Retail
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

Prime NE Calgary retail location | Recently renovated | Flexible retail uses permitted (no medical) | Seller open to partnership opportunities | Currently operating as a clothing/fashion store, this well-presented retail unit offers excellent exposure, strong foot traffic, and easy accessibility within a busy NE retail plaza. The space features modern renovations and an adaptable layout suitable for various retail concepts, including boutique retail, specialty goods, beauty/cosmetics, cultural products, electronics & accessories, gift shop, convenience items, or general merchandise (subject to landlord approval). The lease is secured until November 2028, providing long-term operational stability. Current base rent is \$4,749.84 per month plus GST. This is a turnkey opportunity for an entrepreneur or investor, with a clean, open layout and improvements 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. Showings by appointment only.