



**MLS # A2285417**

**Calgary, Alberta**



**\$499,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Retail
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,634 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	NA		

Established Optical Clinic for Sale &ndash; Varsity, NW Calgary. Rare opportunity to acquire a well-established optical clinic in the highly desirable community of Varsity, successfully operated by the same owner for over 10 years with loyal repeat clientele and strong consistent revenue. Located in a prime high-exposure retail area with excellent foot traffic and ample parking, the clinic benefits from steady walk-in customers and surrounding residential density. The premises are efficiently laid out with reception/dispensing area, exam room, display showroom, and storage. Very attractive lease with gross rent approximately \$5,600/month, including operating costs, significantly below market rates for the area. Ideal for an optometrist looking to start or relocate a practice or an investor seeking a stable healthcare business with upside potential, with opportunities to increase revenue through extended hours, additional practitioners, specialty services and expanded marketing. NDA required for further details and please do not approach staff directly.