



**GRASSROOTS**

REALTY GROUP

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1324 10 Avenue SW  
Calgary, Alberta

MLS # A2312294



**\$89,000**

Division: Beltline

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 922 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Equipment/asset list

Exceptional Opportunity: Established Optical Boutique in Prime Calgary Location Step into a turn-key business with this high-end optical boutique located in a vibrant, high-traffic area of Calgary. Vision Q Optical represents a perfect fusion of professional healthcare and luxury retail, boasting a loyal client base and a reputation for excellence. This is a rare opportunity for an optician, optometrist, or entrepreneur to acquire a fully operational, stylishly designed business with significant growth potential. Business Highlights: Prime Retail: Situated in a high-visibility Calgary location with excellent foot traffic, ample parking, and a strong surrounding demographic. Contemporary Showroom: A modern, beautifully curated interior designed to showcase premium eyewear and provide a luxury shopping experience. Premium Inventory: Sale includes an extensive collection of high-demand designer frames and established relationships with top-tier global eyewear brands. Fully Equipped: Includes state-of-the-art diagnostic and fitting equipment, high-quality cabinetry, and a comprehensive Point of Sale (POS) and client database system. Established Reputation: Benefit from a strong local brand identity, excellent online reviews, and a recurring customer base built on personalized service. Strategic Advantages: Move-In Ready: Skip the months of construction, permitting, and vendor setup&mdash;take over operations from day one. Growth Potential: Ample opportunity to expand services (such as adding on-site optometry exams) or increasing digital marketing efforts to capture a larger market share. Be Your Own Boss: Perfect for a professional looking to transition from an employee to an owner-operator in a stable, essential-service industry. Invest in a business where health meets style. Basic monthly rent \$2382. Contact your agent today to explore this premium

Calgary business opportunity!