



MLS # A2321730

Calgary, Alberta



\$89,800

Division: Calgary
Type: Retail
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 1,000 sq.ft.
Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Seller to provide asset list

Are you passionate about fashion and looking to own a well-established retail business with a loyal following? This is a rare opportunity to acquire a respected fashion boutique with over 30+ years of successful operation and a strong reputation in the community. The business specializes in high-quality imported formal and casual fashion for women, men, and children, along with footwear and accessories sourced from trusted U.S. suppliers. With an established customer base that has supported the business for decades, a new owner can step into a proven operation from day one. The beautifully renovated 1,000 sq. ft. retail space is fully equipped and move-in ready, featuring modern wall displays, central merchandising fixtures, fitting rooms, and ample rear storage. No additional renovations or capital improvements are required. The attractive lease rate of just \$3,100 per month includes operating costs, helping to keep overhead manageable. Recently relocated to a highly visible location on International Avenue NE, the business continues to benefit from excellent exposure and easy accessibility while retaining its loyal clientele. Included in the sale is approximately \$100,000 worth of inventory, providing immediate revenue-generating potential and exceptional value for the purchaser. The current owners are retiring and are committed to ensuring a smooth transition. They are willing to provide comprehensive training and introduce their established network of international and American suppliers, creating a seamless path to continued success. Whether you're an entrepreneur seeking a turnkey retail opportunity or an experienced retailer looking to expand, this profitable and reputable business offers a strong foundation with significant potential for future growth. Opportunities of this caliber—with decades of goodwill, established supplier relationships,

and substantial inventory included—are rarely available.