

**3134, 4310 104 Avenue NE
Calgary, Alberta**

MLS # A2232458



\$185,000

Division: Cityscape

Type: Retail

Bus. Type: Clothing

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,173 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: NA

Turnkey Clothing Store Opportunity in Cityscape Landing Plaza – Ideal for Expansion or First-Time Retailers. An excellent opportunity for an established clothing business looking to expand—or for someone who's been successfully operating from home (e.g., via Facebook Marketplace) and is now ready to step into a professional retail space. This fully built-out store features over \$300,000 in high-quality leasehold improvements, offering a stylish and functional setup with minimal upfront investment. Located in the busy Cityscape Landing Plaza, the unit enjoys high foot traffic and low monthly rent, making it a low-risk entry into the retail market. Please note: All inquiries are by appointment only. Do not approach staff or visit the business without prior scheduling. Contact us today to learn more.