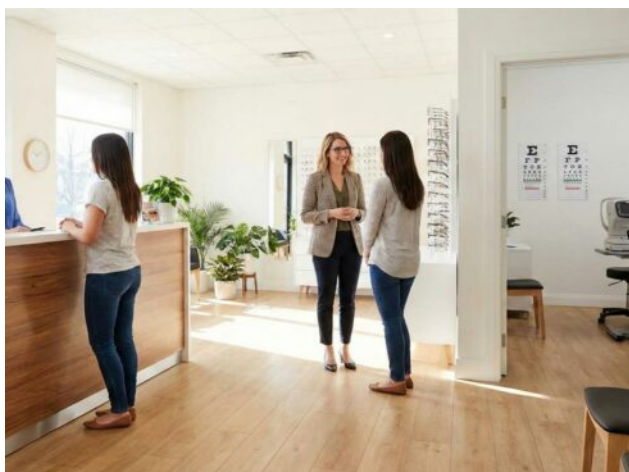


**MLS # A2285422**
**Calgary, Alberta**
**\$169,000**

**Division:** Calgary

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,164 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** NA

Excellent chance to acquire a newly established optical retail business located on busy Centre Street with constant high vehicle and pedestrian traffic exposure. The space offers a clean and efficient layout suitable for eyewear retail and consultation services and features a very attractive low rent, making operating costs manageable for new or expanding professionals. Strong growth potential through marketing, extended services and adding an optometrist on site. The premises is flexible and can be easily converted to other healthcare uses such as medical clinic, massage therapy, aesthetics or other professional services subject to landlord approval. Ideal for optometrist startup, satellite location or healthcare operator seeking affordable prime exposure location. Please do not approach staff directly