

**17, 11440 Braeside Drive SW
Calgary, Alberta**

MLS # A2203840



\$17,000

Division: Braeside

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 512 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Sewing machines, overlock machines (serger), blind stitch machine, and sewing tools currently in the shop.

A well established alteration/dress making business which has been running for 30 years. Located in Braeside SW and in a strip mall where anchor tenants are RBC, Tim Horton, Subway, KFC and over 20 retailers and service providers. Since it has been in business for such a long time that the business is well connected to different sources of clients. Besides the alteration, this business is also a mini depot for dry cleaning which brings more income. Good for an one person or small family business. Shop space contains a working area, a fitting room and a 2 piece washroom. Monthly rent is \$2,278 which includes OP cost (or CAM). Utilities are approximately \$250.00/month. Business hours are M-F 9.30 a.m. - 6 p.m. ; Sat 9.30 a.m. - 3 p.m. , but the hours are flexible and can be changed accordingly. Plenty of parking spots! High traffic area!