

0322 High Fashion Avenue SW
Calgary, Alberta

MLS # A2158426



\$399,000

Division: Downtown Commercial Core

Type: Retail

Bus. Type: Clothing ,Retail

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 600,000 sq.ft.

Zoning: CM-2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Computers and printers,
Retail software,
POS machines -two,
Complete sound system with amplifier and song list made by the owner,
Self-designed racks that can be disassembled and reassembled as needed,
Mirrors,
Mannequins,
Chairs , and boxes which are used for seating and storing.

New Price* Everything IncludedRecession Proof High End Business! Iconic Brands, Glamour, High Fashion. The business is well established over the past 15 years and is a general location in a very busy area. Revenue for the last 3 years have been over \$600,000 and lots of potential for growth. The grad season 2025 is getting orders already. Perfect time to buy before a big money making time of the year. Online orders come from all over Alberta, BC, and Saskatchewan. There are 2 underground spots assigned to the store and free after 3pm on weekdays and free on the weekends. The store comes with all fixtures and technology that are needed to run a successful business. The purchase also includes a valuable online store with a complete web design and Google analytics integration for better online ranking. The owners are willing to train in all ins and outs of the business. Inventory is included! Lease is renewed on annual basis. Call/Text for more details.**