


November 2023 Retail Listings


www.royallepagecommercial.com

Royal LePage Solutions – Commercial Division
 #205, 264 Midpark Way SE
 Calgary, AB T2X 1J6



RETAIL SPACE FOR SALE OR LEASE

| PROPERTY | FLOOR / UNIT | UNIT SIZE | NET LEASE RATE PSF | OPERATING COSTS PSF | COMMENTS | CONTACT |
|---|--------------|---------------|--------------------|---------------------|---|--|
| 7220 Fairmount Drive SE  MLS#A2011088 | Unit D | 2,900 sq. ft. | \$17.00/sf | \$8.29/sq. ft. | <ul style="list-style-type: none"> • PRICE REDUCED • Available July 1, 2023 • Quality retail/office space; great opportunity to foster & grow a business • Servicing the communities of Fairview, Acadia, Manchester Industrial, Kingsland and more • Ample free surface parking • Central location with easy access to Heritage Drive, Glenmore, Macleod and Blackfoot Trails | Taeju Lee Brochure |

OFFICE/RETAIL SPACE FOR LEASE

| PROPERTY | FLOOR / UNIT | UNIT SIZE | NET LEASE RATE PSF | OPERATING COSTS PSF | COMMENTS | CONTACT |
|---|---------------|---------------|--------------------|---------------------|---|---|
| 6311 Bowness Road NW  MLS#2020696 | Main - Retail | 7,765 sq. ft. | \$30.00/sq. ft. | \$15.00/sf (est) | <ul style="list-style-type: none"> • New commercial development located along Bowness Road NW • 3 retail bays available on main floor (1,100 - 6,665 SF) • Separately metered • NO. 1 bus stop • Digital sign option • First Right of Refusal if/when condominiumized | Julie Stefan Brochure |

OFFICE/RETAIL SPACE FOR SALE


| PROPERTY | SIZE | ASKING PRICE | PROPERTY TAXES | COMMENTS | CONTACT |
|---|--|--------------|-----------------|---|---|
| 2024 – 34 Ave SW  MLS#2018241 | 1,011 sq. ft.  | \$749,900 | \$17,185 (2022) | <ul style="list-style-type: none"> • Rare opportunity for small business owner/user in heart of Marda Loop • Ideal for start-up company, or specialty shop or boutique • Two offices on upper floor, small meeting area on main floor • Small lounge/kitchenette area on main, undeveloped 572 sq. ft. basement • Large south facing window for natural light in main front room • Double detached heated garage at rear of property • Last upgraded in 2012, new electrical, surge protection for entire building | Cheri Long Brochure |

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| Bay 101, 3131 – 27 Street NE  MLS#A2072484 | 986 sq. ft. | \$575,000 | \$7,589.37 Condo Fees: \$240/month | <ul style="list-style-type: none"> • Currently leased to a hair salon • Lease is negotiable • Newer building just off 32 Avenue NE • New businesses welcome • Ample parking • Seller will consider carrying financing • Please call John Hamilton for further deals - 403 815 9041 or hamilton.calgary49@gmail.com | Julie Stefan Brochure |

BUSINESSES FOR SALE

| PROPERTY | SIZE | SALE / LEASE | TOTAL ASKING PRICE | COMMENTS | CONTACT |
|---|---|--------------|--------------------|---|---|
| Hair Salon  MLS#A2083237 | 1,200 sq. ft. New | Asset Sale | \$79,900 | <ul style="list-style-type: none"> • Modern, upscale hair salon located on Calgary's bustling Macleod Trail • Maximum visibility and walk-in traffic, offering a contemporary, sophisticated interior • The salon is fully equipped with premium furnishings, tools and equipment • Financially sound with consistent profitability and growth potential • Ideal for both entrepreneurs and established salon owners | Taeju Lee Agent View |
| Sushi Restaurant  SW Calgary | 1,036 sq. ft. SOLD | Asset Sale | \$99,900 | <ul style="list-style-type: none"> • Japanese sushi restaurant located in vibrant SW community • Seating capacity for 26 • Large existing customer base • 2 years remaining on the lease with the option for 5 year renewal • Monthly rent of \$4,500 which includes water | Taeju Lee Agent View |
| Restaurant  MLS#A1255824 | 1,077 sq. ft. | Asset Sale | \$139,900 | <ul style="list-style-type: none"> • Located in the Kensington area with great exposure & easy access • Specializing in Japanese noodle menu, turnkey opportunity with same Japanese concept • Operating with original owners for close to 7 years with steady sales & repeat customers • Great potential for other concepts such as bubble tea, fried street food or other global cuisines • Currently has 34 seating available with potential for 38 seats • 10 year lease from December 14, 2015 in place. • All equipment included & training provided if the buyer wishes to run the same concept. • All tours by appointment only; please do not approach owners or staff | Taeju Lee Agent View |

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| Laundromat  MLS#A1182835 | 1,545 sq. ft. | Asset Sale | \$199,000 | <ul style="list-style-type: none"> PRICE REDUCED Immaculately maintained coin laundry for sale adjacent to affluent communities in Calgary Includes 20 washers and 16 dryers in excellent condition Rent of \$6,901/month includes property tax and CAM which includes water costs Easy to operate with lots of regular customers New storefronts, landscaping and resurfaced parking lot with ample parking stalls | Taeju Lee Agent View |

For further information, please contact:

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