# \$17,000 - 17, 11440 Braeside Drive Sw, Calgary

MLS® #A2203840

## \$17,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Braeside., Calgary, Alberta

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!



Built in 1978

#### **Essential Information**

MLS® # A2203840
Price \$17,000
Bathrooms 0.00

Acres 0.00
Year Built 1978

Type Commercial
Sub-Type Business
Status Active

# **Community Information**

Address 17, 11440 Braeside Drive Sw

Subdivision Braeside.
City Calgary
County Calgary

Province Alberta

Postal Code T2W 3N4

### **Additional Information**

Date Listed March 19th, 2025

Days on Market 230

# **Listing Details**

Listing Office CIR Realty



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