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123 CONSIGNMENT BOUTIQUE STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
32814


MLS ID:
A2269785

\$85,000



 **NAT STERZIK**
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 Nuspruce Real Estate Corp.
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 123 Consignment Boutique Street , Calgary , Alberta T2P 4K9

Transaction Type For Sale	Days On Market 172	Zoning Mercantile
Subdivision NONE	Year Built 2024	Structure Type Retail
Property Type Commercial	Property Sub Type Business	Legal Plan 000000000
Building Area (Sq. Ft.) 989.00	Building Area (Sq. M.) 91.88	Inclusions Inventory,
Restrictions Landlord Approval,Lease Restriction,Restrictive Use Clause	Reports Chattel/Equipment,Floor Plans,Formal Lease,Information Package	

Ever dreamed of being your own boss, empowering women and creating a meaningful community impact? Turn your passion for sustainable fashion into your next chapter! A rare opportunity exists to acquire a beloved women's consignment boutique located in one of Calgary's most desirable neighbourhoods. This well-established, growing shop has become a go-to for curated, sustainable fashion and elevated style. For years, this boutique has cultivated a devoted clientele who appreciate thoughtful collections, personalized service, and a laidback, inviting atmosphere. With a strong brand reputation, thousands of repeat customers, and a growing social media following, the foundation for success is already built and waiting for its next visionary owner. The business offers a completely turnkey operation with all furnishings, display systems, and technology included. Every detail has been thoughtfully designed: elegant fixtures, mannequins, shelving, racking, and signage are all part of the sale, along with the POS system, computer system, steamer, security system (optional), speakers, and loyalty and consignor management platforms (subscription required). Even the owned merchandise has been fully paid for, allowing you to step in and start operating seamlessly from day one. The lease is secure through 2029 at approximately \$4,300 per month (gross), with two additional 5-year renewal options available. The space includes a functional layout with change rooms, a main retail area, storage and washroom. A Lease transfer (with Landlord approval) will require a qualified buyer, proven retail track record and a standard, two-month, gross rent deposit as security. The business model is simple, proven and highly effective: approximately 80–90% of sales come from consigned stock, with the remaining 10–20% from owned merchandise, delivering healthy gross margins between \$80,000 and \$150,000 annually on revenues of \$100,000–\$200,000. Consignors earn 40%, while the business retains 60%, with 60–80% of items selling within 90 days. This creates a steady rotation of fresh, desirable inventory that keeps customers coming back. This is the perfect opportunity for a stylist-founder, creative entrepreneur, or fashion-minded professional seeking an established business with meaningful purpose, flexible lifestyle potential, and immediate income. Continue the current brand vision, or evolve it into your own modern expression of sustainable style. No real estate is included in the sale. Photos, floor plan, and lease details are available upon Buyer application and a signed Non-Disclosure Agreement (NDA). Proof of funds or pre-qualification for financing will be required before release of confidential information. To request an NDA and detailed information package, please inquire directly. Opportunities like this are increasingly rare. Step into a ready-made business with long-term growth potential and a proven track record. *Information herein deemed reliable but not guaranteed*.

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