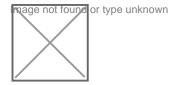


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

3131 27 STREET NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 33383

MLS ID: A2276507

\$95,000



🖰 NORM Z. XU

(403) 262-7653

eXp Realty

403-262-7653

3131 27 Street NE, Calgary , Alberta T1Y 0B3

Transaction Type

For Lease

Subdivision

Sunridge

Property Type

Commercial

Building Area (Sq. M.)

139.26

Reports None **Lease Amount**

38.00

Year Built

2016

Property Sub Type

Business

Inclusions

Please contact the listing agent

Lease Frequency

Annually

Structure Type

Mixed Use

Building Area (Sq. Ft.)

1499.00

Restrictions

Landlord Approval

Prime NE Calgary retail location | Recently renovated | Flexible retail uses permitted (no medical) | Seller open to partnership opportunities | Currently operating as a clothing/fashion store, this well-presented retail unit offers excellent exposure, strong foot traffic, and easy accessibility within a busy NE retail plaza. The space features modern renovations and an adaptable layout suitable for various retail concepts, including boutique retail, specialty goods, beauty/cosmetics, cultural products, electronics & accessories, gift shop, convenience items, or general merchandise (subject to landlord approval). The lease is secured until November 2028, providing long-term operational stability. Current base rent is \$4,749.84 per month plus GST. This is a turnkey opportunity for an entrepreneur or investor, with a clean, open layout and improvements already in place. Inventory is not included in the sale price and will be negotiated separately. A Non-Disclosure Agreement (NDA) is required for further information. Please do not approach staff. Showings by appointment only.

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