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## 3131 27 STREET NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, 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

<b>Transaction Type</b>	<b>Lease Amount</b>	<b>Lease Frequency</b>
For Lease	38.00	Annually
<b>Subdivision</b>	<b>Year Built</b>	<b>Structure Type</b>
Sunridge	2016	Mixed Use
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Building Area (Sq. Ft.)</b>
Commercial	Business	1499.00
<b>Building Area (Sq. M.)</b>	<b>Inclusions</b>	<b>Restrictions</b>
139.26	Please contact the listing agent	Landlord Approval
<b>Reports</b>		
None		

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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