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## 3131 27 STREET NE FOR LEASE



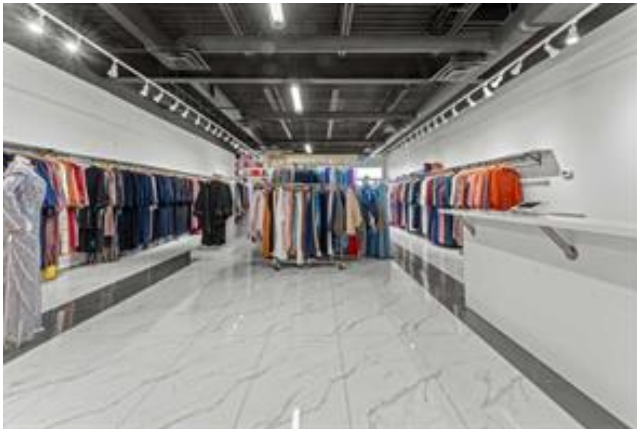
Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
33583


**MLS ID:**  
A2279419

**\$95,000**



 **NORM Z. XU**  
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 3131 27 Street NE, Calgary , Alberta T1Y 0B3

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 127	<b>Lease Amount</b> 38.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Sunridge	<b>Year Built</b> 2016
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Building Area (Sq. Ft.)</b> 1499.00	<b>Building Area (Sq. M.)</b> 139.26	<b>Inclusions</b> Please contact the listing agent
<b>Restrictions</b> 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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