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## 1324 10 FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
35314

**MLS ID:**  
A2312294

**\$89,000**



**PETER NAM**  
 (403) 860-8860

RE/MAX House of Real Estate  
 403-287-3880

1324 10 , Calgary , Alberta T3C 0J2

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 2	<b>Lease Amount</b> 31.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Beltline	<b>Building Type</b> Shopping Centre
<b>Year Built</b> 1995	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Business	<b>Building Area (Sq. Ft.)</b> 922.00	<b>Building Area (Sq. M.)</b> 85.66
<b>Inclusions</b> Equipment/asset list	<b>Restrictions</b> Landlord Approval	<b>Reports</b> Leases

Exceptional Opportunity: Established Optical Boutique in Prime Calgary Location Step into a turn-key business with this high-end optical boutique located in a vibrant, high-traffic area of Calgary. Vision Q Optical represents a perfect fusion of professional healthcare and luxury retail, boasting a loyal client base and a reputation for excellence. This is a rare opportunity for an optician, optometrist, or entrepreneur to acquire a fully operational, stylishly designed business with significant growth potential. Business Highlights: Prime Retail: Situated in a high-visibility Calgary location with excellent foot traffic, ample parking, and a strong surrounding demographic. Contemporary Showroom: A modern, beautifully curated interior designed to showcase premium eyewear and provide a luxury shopping experience. Premium Inventory: Sale includes an extensive collection of high-demand designer frames and established relationships with top-tier global eyewear brands. Fully Equipped: Includes state-of-the-art diagnostic and fitting equipment, high-quality cabinetry, and a comprehensive Point of Sale (POS) and client database system. Established Reputation: Benefit from a strong local brand identity, excellent online reviews, and a recurring customer base built on personalized service. Strategic Advantages: Move-In Ready: Skip the months of construction, permitting, and vendor setup—take over operations from day one. Growth Potential: Ample opportunity to expand services (such as adding on-site optometry exams) or increasing digital marketing efforts to capture a larger market share. Be Your Own Boss: Perfect for a professional looking to transition from an employee to an owner-operator in a stable, essential-service industry. Invest in a business where health meets style. Basic monthly rent \$2382. Contact your agent today to explore this premium Calgary business opportunity!

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