

# \$17,000 - 17, 11440 Braeside Drive Sw, Calgary

MLS® #A2203840

**\$17,000**

0 Bedroom, 0.00 Bathroom, 512 sqft

Business

Braeside, Calgary, Alberta

A well established alteration/dress making business which has been running for 30 years. Located in Braeside SW and in a strip mall where anchor tenants are RBC, Tim Horton, Subway, KFC and over 20 retailers and service providers. Since it has been in business for such a long time that the business is well connected to different sources of clients. Besides the alteration, this business is also a mini depot for dry cleaning which brings more income. Good for an one person or small family business. Shop space contains a working area, a fitting room and a 2 piece washroom. Monthly rent is \$2,278 which includes OP cost (or CAM). Utilities are approximately \$250.00/month. Business hours are M-F 9.30 a.m. - 6 p.m. ; Sat 9.30 a.m. - 3 p.m. , but the hours are flexible and can be changed accordingly. Plenty of parking spots! High traffic area! (id:6289)



Built in 1978

## Essential Information

Listing #	A2203840
Price	\$17,000
Bathrooms	0.00
Square Footage	512
Year Built	1978
Type	Business

## Community Information

Address 17, 11440 Braeside Drive Sw  
Subdivision Braeside  
City Calgary  
Province Alberta  
Postal Code T2W3N4

**Listing Details**

Listing Office CIR Realty



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