

# \$89,900 - 3501 17 Avenue Se, Calgary

MLS® #A2232718

**\$89,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Forest Lawn, Calgary, Alberta

Great opportunity to own a thriving, turnkey bridal boutique\*\* on bustling International Avenue! After 15+ successful years serving brides with an established client base and sterling reputation, the owner is retiring. This 1,500 sq ft gem offers immediate cash flow with valuable inventory included, low overhead (\$2,500/month rent), and 3 years left on the lease plus 5 year option - perfect for an aspiring entrepreneur. Don't miss out this opportunity.

Built in 1971

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2232718   |
| Price      | \$89,900   |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1971       |
| Type       | Commercial |
| Sub-Type   | Business   |
| Status     | Active     |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3501 17 Avenue Se |
| Subdivision | Forest Lawn       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2A 0R5           |



**Additional Information**

Date Listed                June 22nd, 2025  
Days on Market        55

**Listing Details**

Listing Office            Century 21 Bravo Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.