

# \$90,000 - 4250 109 Avenue Ne, Calgary

MLS® #A2258799

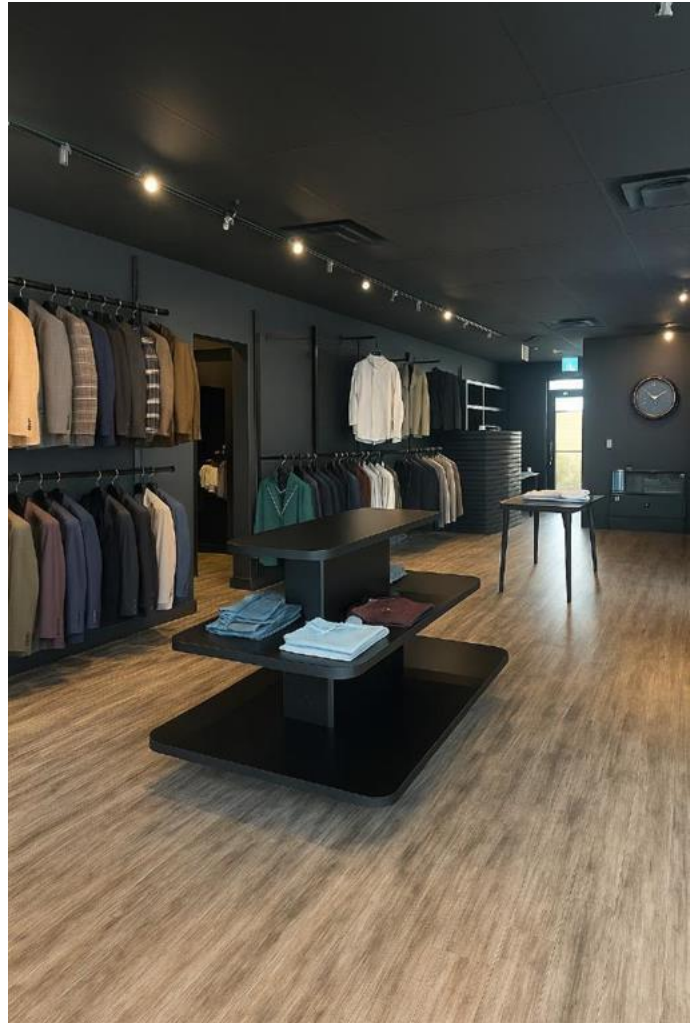
**\$90,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Stoney 3, Calgary, Alberta

Excellent opportunity to take over a well established and profitable retail clothing store in a high visibility, busy NE Calgary location. The unit is approximately 1,455 sq. ft. with a net monthly lease of about \$5,861 + GST (Basic + Additional Rent). The store will be delivered fully stocked as needed and full training will be provided to ensure a smooth transition for the new owner. The lease use is restricted to retail clothing only, making this an ideal business for operators focused on apparel and fashion.

Don't miss this chance to own and operate your own clothing business in a high visibility location with all the groundwork already done for you. Book your private showing today!



Built in 2023

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2258799   |
| Price      | \$90,000   |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2023       |
| Type       | Commercial |
| Sub-Type   | Business   |
| Status     | Active     |

## Community Information

|         |                    |
|---------|--------------------|
| Address | 4250 109 Avenue Ne |
|---------|--------------------|

Subdivision           Stoney 3  
City                    Calgary  
County                Calgary  
Province             Alberta  
Postal Code         T3N1Z3

**Additional Information**

Date Listed           September 19th, 2025  
Days on Market      50

**Listing Details**

Listing Office        eXp Realty



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