

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

MLS® #A2203840

**\$17,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

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!

Built in 1978

## Essential Information

MLS® #	A2203840
Price	\$17,000
Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Commercial
Sub-Type	Business
Status	Active



Community Information

Address	17, 11440 Braeside Drive Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3N4

Additional Information

Date Listed	March 19th, 2025
Days on Market	122

Listing Details

Listing Office	CIR Realty
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