

329, 333 17 Avenue SW
Calgary, Alberta

MLS # A2224158



\$120,000

Division: Beltline

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 650 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: EQUIPMENT LIST

\$1,700/month LOW RENT. Welcome to an exceptional opportunity to own a stylish and well-established boutique business in the heart of Calgary's vibrant Beltline district. Located on 17th Avenue SW, this boutique enjoys high foot traffic, excellent visibility, and a loyal customer base within one of the city's most dynamic retail corridors. This turnkey business is perfect for an owner-operator or entrepreneur looking to step into a fully built-out retail space with existing inventory, tasteful leasehold improvements, and a strong brand presence. The space is thoughtfully designed to cater to fashion-forward clientele, with an inviting layout and contemporary finishes that reflect the unique character of the area. Surrounded by a thriving mix of cafes, restaurants, and specialty shops, this location benefits from constant pedestrian flow and a diverse, style-conscious community. This is more than a retail store—it's a lifestyle destination with real potential for growth. Don't miss this chance to acquire a boutique business in one of Calgary's most coveted urban locations. Sublease \$500/month from basement, only \$1,700/month left. Owner will train the new business owner. Don't approach staff. BUSINESS FOR SALE ONLY, please DO NOT waste your time inquiring ONLY leasing the space.