

# \$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 32

## Listing Details

Listing Office CIR Realty



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