

# \$165,000 - 2150, 4250 109, Calgary

MLS® #A2202943

**\$165,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Saddleridge Industrial, Calgary, Alberta

Discover a well-established Indian clothing store situated in a highly visible and desirable location. Operating successfully for over four years, this business has built a strong reputation within the community. The store is meticulously organized and thoughtfully designed, creating an inviting atmosphere for customers. Specializing in traditional Indian attire and Sikh cultural symbols, the store caters to a dedicated customer base seeking authentic and quality products. Its strategic location ensures high foot traffic and excellent exposure, further enhancing its growth potential. This turnkey opportunity is ideal for those looking to invest in a culturally significant and well-rooted business with a proven track record.

Built in 2019

## Essential Information

MLS® #	A2202943
Price	\$165,000
Bathrooms	0.00
Acres	0.00
Year Built	2019
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information



Address	2150, 4250 109
Subdivision	Saddleridge Industrial
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 1A6

### **Additional Information**

Date Listed	March 16th, 2025
Days on Market	53
Zoning	I-C

### **Listing Details**

Listing Office	Royal LePage METRO
----------------	--------------------

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.