

\$85,000 - 123 Consignment Boutique Street, Calgary

MLS® #A2269785

\$85,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Calgary, Alberta

Ever dreamed of being your own boss, empowering women and creating a meaningful community impact? Turn your passion for sustainable fashion into your next chapter! A rare opportunity exists to acquire a beloved women's consignment boutique located in one of Calgary's most desirable neighbourhoods. This well-established, growing shop has become a go-to for curated, sustainable fashion and elevated style.

For years, this boutique has cultivated a devoted clientele who appreciate thoughtful collections, personalized service, and a laidback, inviting atmosphere. With a strong brand reputation, thousands of repeat customers, and a growing social media following, the foundation for success is already built and waiting for its next visionary owner.

The business offers a completely turnkey operation with all furnishings, display systems, and technology included. Every detail has been thoughtfully designed: elegant fixtures, mannequins, shelving, racking, and signage are all part of the sale, along with the POS system, computer system, steamer, security system (optional), speakers, and loyalty and consignor management platforms (subscription required). Even the owned merchandise has been fully paid for, allowing you to step in and start operating seamlessly from day one.

The lease is secure through 2029 at



approximately \$4,300 per month (gross), with two additional 5-year renewal options available. The space includes a functional layout with change rooms, a main retail area, storage and washroom. A Lease transfer (with Landlord approval) will require a qualified buyer, proven retail track record and a standard, two-month, gross rent deposit as security.

The business model is simple, proven and highly effective: approximately 80% of sales come from consigned stock, with the remaining 10% from owned merchandise, delivering healthy gross margins between \$80,000 and \$150,000 annually on revenues of \$100,000–\$200,000.

Consignors earn 40%, while the business retains 60%, with 60%–80% of items selling within 90 days. This creates a steady rotation of fresh, desirable inventory that keeps customers coming back.

This is the perfect opportunity for a stylist-founder, creative entrepreneur, or fashion-minded professional seeking an established business with meaningful purpose, flexible lifestyle potential, and immediate income. Continue the current brand vision, or evolve it into your own modern expression of sustainable style.

No real estate is included in the sale. Photos, floor plan, and lease details are available upon Buyer application and a signed Non-Disclosure Agreement (NDA). Proof of funds or pre-qualification for financing will be required before release of confidential information.

To request an NDA and detailed information package, please inquire directly. Opportunities like this are increasingly rare. Step into a ready-made business with long-term growth potential and a proven track record.

Information herein deemed reliable but not guaranteed.

Built in 2024

Essential Information

MLS® #	A2269785
Price	\$85,000
Bathrooms	0.00
Acres	0.00
Year Built	2024
Type	Commercial
Sub-Type	Business
Status	Active

Community Information

Address	123 Consignment Boutique Street
Subdivision	NONE
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 4K9

Additional Information

Date Listed	November 7th, 2025
Days on Market	8
Zoning	Mercantile

Listing Details

Listing Office	Nuspruce Real Estate Corp.
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