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5308 17 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location

Calgary, Alberta

Listing ID:



29590



MLS ID:


A2198149

\$160,000



 **QUI DANG**
 (403) 680-5716

 Grand Realty
 403-460-3888

 5308 17 Avenue , Calgary , Alberta T3E6S6

Transaction Type For Lease	Days On Market 120	Lease Amount 6249.00
Lease Frequency Monthly	Subdivision Glendale	Year Built 1990
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Building Area (Sq. Ft.) 1267.00	Building Area (Sq. M.) 117.71	Inclusions See remarks
Restrictions See Remarks	Reports None	

Excellent opportunity for this turnkey Nail Salon for sale in SW Calgary and just 10 minutes from downtown. This fully renovated 1,267 sq. ft. space features six nail stations and six pedicure chairs, expandable to eight, plus two hair stations, a lash room, and a facial room. The salon includes a liquor license, an outdoor patio, and a client database of over 3,000. The lease is extendable for up to 10 years, with a current monthly rent of \$6,249 including operating costs. Ample parking is available, and full training, support, and marketing assistance can be provided. A rare opportunity to own a thriving business in a high-traffic area.

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