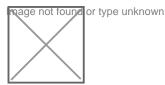


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 102, 5809 MACLEOD TRAIL SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease

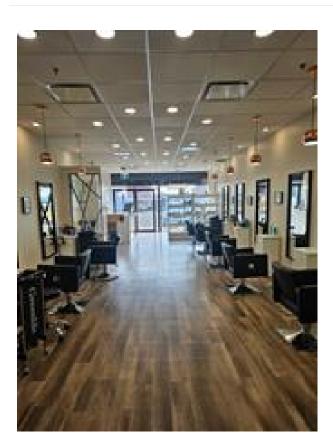


**Location**Calgary, Alberta

Listing ID: 29872

MLS ID: A2203831

\$69,900



- **△** PETER NAM
- **2** (403) 287-3880
- RE/MAX House of Real Estate
- **403-287-3880**

rPn

102, 5809 Macleod Trail SW, Calgary , Alberta T2H 0J9

Transaction Type Days On Market Lease Amount

For Lease 124 43.00

Lease FrequencySubdivisionBuilding TypeAnnuallyWindsor ParkMajor Shopping

Year BuiltStructure TypeProperty Type1976OtherCommercial

Property Sub Type Building Area (Sq. Ft.) Building Area (Sq. M.)

Business 1200.00 111.48

InclusionsRestrictionsReportsAsset listLandlord ApprovalLeases

Great opportunity to own your Hair Salon and Beauty Shop, located in 5809 Macleod Trail SW with maximized exposure and ample parkings. Seven (7) chairs, three (3) washing/shampoo stations, bathroom, rear staff room. Total 1,200 sq.ft and basic lease rate \$43/annual which means \$4,300 monthly - there is currently three (3) chair rental incomes \$3,000 monthly so actually monthly payment \$1,300. Two (2) more chair rental inquiry now but the decision can be made by the new owner. There is a space to add one (1) more chair in it. The operating cost \$18.5 annually (\$1,850 monthly). Five (5) year lease term until Feb 28, 2028 plus Two (2) more five (5) year option to renew. Be You Own Boss!

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