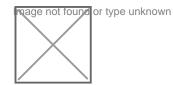


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **MIXED FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Crossfield, Alberta

Listing ID: 29888

MLS ID: A2204193

\$399,900



- <sup>△</sup> A.J. BARKMAN
- **(403)** 559-6736
- □ REMAX ACA Realty
- **403-556-3121**
- Crossfield , Alberta

**Transaction Type** 

For Sale

**Transaction Type** 

For Lease

**Days On Market** 

13

**Days On Market** 

165

**Business Type** 

Mixed

**Lease Amount** 

25.00

Lease Frequency

Monthly

Structure Type

Retail

Structure Type

Retail

**Property Type** 

Commercial

Property Type

Commercial

Property Sub Type

Mixed Use

**Property Sub Type** 

Mixed Use

Building Area (Sq. Ft.)

1800.00

**Building Area (Sq. Ft.)** 

1800.00

Building Area (Sq. M.)

167.22

Building Area (Sq. M.)

167.22

Inclusions

5 tanning beds, desks, shelves, display racks, treatment beds, store computer

system

Inclusions

5 tanning beds, desks, shelves, display racks, treatment beds, store computer

system

Restrictions

Landlord Approval

Restrictions

Landlord Approval

Reports

Reports

None None

Step into a vibrant and bustling business opportunity with this well-established aesthetic services, tanning salon and clothing boutique located in a high-traffic area of a charming Alberta town. With a loyal and established customer base and a reputation for top-notch service, this turnkey business is ready for new ownership! The multiple revenue streams – A thriving combination of tanning services and a trendy boutique featuring fashion-forward clothing, accessories, and beauty products. Aesthetic services include oxygen facials, various non invasive aesthetic treatments, micro channeling etc. Detailed operational manuals, vendor relationships, and loyal clientele make this a seamless transition for an aspiring entrepreneur. With a well-established brand and strategic location, there is significant opportunity to expand services and inventory. Marketing initiatives, extended operating hours, or additional community engagement events could further enhance profitability. For serious inquiries and further details, please contact your favourite commercial realtor to schedule a confidential discussion.

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