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## MIXED FOR LEASE

Commercial Real Estate > Commercial Property for Lease




**Location**  
Crossfield, Alberta



**Listing ID:**  
29888

**MLS ID:**  
A2204193

**\$399,900**



 **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

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167.22

**Inclusions**

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

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

**Restrictions**

Landlord Approval

**Restrictions**

Landlord Approval

**Reports**

None

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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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