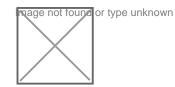


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

BARBER/BEAUTY FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID:

30365 A2214305

MLS ID:

\$280,000



- **△** SAM PATEL
- **2** (800) 899-1217
- Greater Property Group
- **800-899-1217**
- d Calgary , Alberta

Transaction Type

For Lease

Days On Market

10

Lease Amount

4500.00

Lease Frequency

Monthly

Lease Term Remaining

65

Year Built 2001

Structure Type

Other

Property Type Commercial **Property Sub Type**

Business

Building Area (Sq. Ft.)

1643.50

Building Area (Sq. M.)

152.68

Inclusions

Equipment List will be available on

request

Restrictions

Reports

Call Lister Chattel/Equipment, Financial Statements

Fantastic opportunity to own a well-established and fully operational laser and esthetics clinic in a high-visibility, high-foot-traffic location. Established in 2020, this turnkey business offers a wide range of in-demand services including laser hair removal, Botox, fillers, skin tightening, permanent makeup, skin boosters, pigmentation treatments, facials, hydrofacial, microneedling, chemical peels, dermaplaning, and more. The clinic has built a strong reputation with a loyal client base and operates alongside a permanent makeup artist and a licensed doctor for injectables. A portion of the space (151.5 sq. ft.) is subleased to a barber generating \$2,200/month in rental income. Attractive lease in place at \$4,500/month including operating costs, utilities, and property taxes, with over 5 years remaining. Financials available upon signing an NDA. All equipment, furniture, and fixtures are included. A seamless transition can be supported if required. Excellent opportunity for owner-operators or investors in the growing beauty and wellness sector.

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