

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





**Location**  
Calgary, Alberta



**Listing ID:**  
30365

**MLS ID:**  
A2214305

**\$280,000**



 **SAM PATEL**  
 (800) 899-1217

 Greater Property Group  
 800-899-1217

 Calgary , Alberta

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 10	<b>Lease Amount</b> 4500.00
<b>Lease Frequency</b> Monthly	<b>Lease Term Remaining</b> 65	<b>Year Built</b> 2001
<b>Structure Type</b> Other	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business
<b>Building Area (Sq. Ft.)</b> 1643.50	<b>Building Area (Sq. M.)</b> 152.68	<b>Inclusions</b> Equipment List will be available on request
<b>Restrictions</b> Call Lister	<b>Reports</b> 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.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.