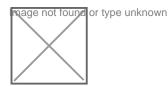


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **HEALTH SERVICES, MEDICAL FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 32115

MLS ID: A2256771

\$55,000



**△** YAN GONG

**(403) 816-6886** 

RE/MAX House of Real Estate

**403-287-3880** 

🛍 1330 12 Avenue SW, Calgary , Alberta T3C 0P5

**Transaction Type** 

For Lease

Lease Frequency

Monthly

**Building Type** 

Commercial Mix, Condo Complex, High

Rise, Mixed Use, Retail

**Property Type** Commercial

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

13863.92

Inclusions

TBV

**Days On Market** 

21

Zoning CC-X

Year Built

1980

Structure Type

Lease Amount

Subdivision

3300.00

Beltline

Retail

Legal Plan 9110401

**Property Sub Type** 

Retail

Building Area (Sq. M.)

1287.99

Restrictions

None Known

**Commercial Amenities** 

Parking-Extra, Storage, Storefront

Reports

Floor Plans.Title

Newly Renovated Massage, Acupuncture & Beauty Business for Sale - Calgary Downtown Beltline! Opportunity to own a fastgrowing wellness and beauty business in the vibrant Beltline area of downtown Calgary. Prime street-level retail unit with excellent visibility and heavy foot traffic, right by the condo building entrance. Two designated parking stalls plus free street parking on 12 Ave SW after 9AM. Cozy, bright, and spacious interior with four treatment rooms, a welcoming reception, and laundry/kitchen/storage area. Fully equipped and move-in ready: includes all furniture, two electric lift clinic beds, two electric foot massage sofas, fridge, washer, towel warmer, window coverings, ads on window and more. Professional online booking and information system already in place. Affordable lease: \$3,300/month net rent + \$2,300/month operating costs. Strong team of 8 employees, open daily from 10AM-7PM. Current sales: approx. \$14,000/month, with plenty of room for growth. Excellent central location attracting customers from across the city. Perfect for an owner-operator or investor looking to expand in the wellness/beauty industry. Don't miss out on this turnkey opportunity in one of Calgary's busiest districts surrounded by residential buildings. Act now—this business won't last long!

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.