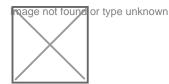


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **BARBER/BEAUTY FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 32352

MLS ID: A2261511

\$89,800



- ≗ JIM LEE
- **2** (403) 617-0438
- □ Century 21 Bravo Realty
- 🖒 Calgary , Alberta

**Transaction Type** 

For Lease

Year Built

1993

Title

Leasehold

Structure Type

Retail

Property Sub Type

**Construction Type** 

Brick, Concrete

Heating

Forced Air

Restrictions

Retail

Building Area (Sq. Ft.)

947.00

Roof

Flat Torch Membrane

Lot Features

Other, See Remarks

Reports

Landlord Approval Financial Statements, Leases

**Days On Market** 

1

Property Type Commercial

Building Area (Sq. M.)

87.98

Cooling Central Air

Inclusions

Seller to provide an

equipment/assessment list

Here's your chance to own a thriving, long-standing hair salon with over 19 years of successful operation in a mature NE Calgary community. Surrounded by apartment condos and detached homes, the salon is ideally located in a high-traffic plaza anchored by major tenants including McDonald's, a national gas station, a local supermarket, and over 10 other businesses—making this a true destination shopping center. This 973 sq. ft. turnkey space features:5 stylist chairs, 3 hair-washing stations, private laser treatment room, staff room with washer/dryer, onsite bathroom. A loyal and expanding client base is already in place, and the current staff is interested in staying on. Stylists rent chairs at \$750/month or work on a 55/45 revenue split, providing multiple steady streams of income. Additional revenue is generated through a partnership with local artists to showcase and sell their products within the salon. Low overhead: Rent is just \$3,242/month, including operating costs. Start earning from day one with this profitable, well-positioned business opportunity and bring your own book of business to boost this business!

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