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AMAZING 4 STREET SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease

**Location**

Calgary, Alberta

Listing ID:

33912

MLS ID:

A2284469

\$475,000 **JIAN HUI OUYANG** (587) 664-3031 Century 21 Bamber Realty LTD. 403-245-0773 Amazing 4 Street SW, Calgary , Alberta T1Y0C2

Transaction Type	Days On Market	Zoning
For Lease	1	C-COR1 f3.0h23
Subdivision	Year Built	Structure Type
Mission	1998	Industrial
Property Type	Property Sub Type	Legal Plan
Commercial	Business	1610241
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
1250.00	116.13	Call Listing agent
Restrictions	Reports	
None Known	None	

Exceptional opportunity to acquire an established, profitable medical aesthetics and anti-aging clinic located in one of Calgary's busiest, high-visibility areas with free street parkings. This purpose-built, professionally designed clinic offers a full range of in-demand cosmetic and wellness services within a modern, upscale environment. Highlights: Prime Location: Strong foot traffic, excellent visibility, easy access. Turnkey Facility: Approx. 1,250 sq. ft. with elegant treatment rooms, welcoming reception, and advanced, well-maintained equipment. The rent is \$3700 all included. Established Since 2012: Loyal clientele, strong brand reputation, and consistent year-over-year growth. Experienced Team: Certified professionals supporting smooth daily operations. High-Demand Market: Non-surgical cosmetic and wellness services with strong and expanding industry demand. Services Offered Skin & Face Treatments: Facials, Peels, Acne Treatments, LED Light Therapy, Melasma & Discoloration Treatments, Cryotherapy, Hydra-facial, Skin Rejuvenation, Anti-Aging, Microdermabrasion, Dermal Planing, Micro-Infusion, Micro-needling, Skin Analysis Aesthetic Medical Procedures: PRP Treatments, Botox Cosmetics, Dermal Fillers, Exilic, Hyperhidrosis Treatment, Hair Loss Restoration, Sclerotherapy, Skin Boosters, Mesotherapy, Lip-dissolve, Migraine Botox, Weight Loss Products Offered Cleansers, Toners & Essences, Moisturizers, Sunscreen, Eye Cream, Serums & Spot Treatments, Masks, Skincare Sets, Hair Products, Wellness Supplements, Skincare Devices Ideal for: Owner-operators, investors, or clinics seeking to expand into a thriving, well-equipped medical aesthetics practice. Good to buy. Good to operate. Good to invest.

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