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## 4, 999 MCLEOD TRAIL SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
34081


**MLS ID:**  
A2287720

**\$99,900**



 **SOON THIEU**  
 (403) 650-1488

 First Place Realty  
 403-547-8401

 4, 999 Mcleod Trail SE, Calgary , Alberta T2H0L3

|  |  |   |
|--|--|---|
| <b>Transaction Type</b><br>For Lease       | <b>Days On Market</b><br>110                   | <b>Lease Amount</b><br>6300.00                          |
| <b>Lease Frequency</b><br>Monthly          | <b>Subdivision</b><br>East Fairview Industrial | <b>Building Type</b><br>Commercial Mix,Free-Standing    |
| <b>Year Built</b><br>1980                  | <b>Structure Type</b><br>Retail                | <b>Property Type</b><br>Commercial                      |
| <b>Property Sub Type</b><br>Retail         | <b>Building Area (Sq. Ft.)</b><br>1100.00      | <b>Building Area (Sq. M.)</b><br>102.19                 |
| <b>Footprint (Sq. Ft.)</b><br>1100         | <b>Roof</b><br>Asphalt/Gravel                  | <b>Foundation</b><br>Combination                        |
| <b>Cooling</b><br>None                     | <b>Heating</b><br>Forced Air,Natural Gas       | <b>Lot Features</b><br>City Lot                         |
| <b>Access to Property</b><br>Direct Access | <b>Inclusions</b><br>SELLER TO PROVIDE         | <b>Restrictions</b><br>Building Restriction,Call Lister |

#### Reports

Annual Property Operating Data

Excellent Investment Opportunity: Turnkey Nail Salon in Near Chinook Shopping Center Calgary AB. A rare opportunity to acquire a beautifully appointed and successfully operated Nail salon in a high-traffic area near Chinook Shopping Center Calgary. After 10 years of services a loyal clientele and a stellar reputation, This 1,100 sq. ft. nail salon exudes elegance and professionalism with its high-class, modern setup that is meticulously clean and maintained. The space is thoughtfully designed with 5 spacious nail stations and 8 luxurious spa chairs. Additionally, two private rooms offer the potential for expanded services such as facials, waxing, or massage therapy, providing additional revenue streams. Conveniently located near the bustling Chinooks Mall, the salon benefits from high visibility and a steady flow of potential customers. The desirable location, coupled with ample free parking, ensures a convenient and pleasant experience for a happy and loyal customer base. This is an exceptional opportunity for an investor or a beauty professional looking to own a profitable, established business with significant growth potential. To arrange a private and confidential viewing, please make an appointment today before it too late.

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