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BARBER/BEAUTY FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
34527

MLS ID:
A2295533

\$89,000



 **CYRIL LEWIS**
 (403) 903-2219

 First Place Realty
 403-547-8401

 #120, 30 Springborough Boulevard SW, Calgary , Alberta T3H 0N9

Transaction Type For Lease	Lease Amount 2031.00	Lease Frequency Monthly
Sub Lease 1	Subdivision Springbank Hill	Building Type Strip Mall
Year Built 2010	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Building Area (Sq. Ft.) 705.00	Building Area (Sq. M.) 65.50
Inclusions REFER TO SCHEDULE 'A' EQUIPMENT LIST	Restrictions Landlord Approval	Reports Formal Lease

Location!!! Location!!! Location!!! Excellent Business Opportunity in a High-Demand Area! Strategically located in the heart of the vibrant Springbank Hill SW Calgary community, this well-established Denim & Smith Barbershop presents a fantastic opportunity for entrepreneurs or family-run start-ups. Operating successfully at this location for the past 5 years, this business offers strong potential with an existing customer base and continuous growth in the surrounding community. Key Features: ? Prime SW Calgary Location ? Established Clientele & Growing Neighbourhood ? Turn-Key Operation – All Equipment Included (See Schedule 'A') ? Ideal for First-Time Business Owners or Investors The buyer has flexibility to: ? Continue operating under the Denim & Smith brand (6% franchise fee on gross sales applies), or ? Rebrand with their own business name and concept Don't miss this rare opportunity to own a fully equipped, ready-to-operate business in one of Calgary's most desirable communities!. The rent is \$2,031, and the op cost is \$1446.42 per month. The operating cost includes water and electricity. Gas, Property Management, Property Tax, LanLandscaping, Snow removal, Garbage, Signage. It is an Asset & Business Sale only. Asset & Business Sale only

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