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BARBER/BEAUTY FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta



Listing ID:
22544


MLS ID:
A2085189

\$129,900



 **ROBERT LEBOSQUAIN**
 (403) 271-0600

 **CIR REALTY**
 403-271-0600

 510 21 Avenue SW, Calgary , Alberta T2S 0H2

Transaction Type For Lease	Days On Market 331	Lease Amount 3140.55
Lease Frequency Monthly	Subdivision Mission	Building Type Commercial Mix
Year Built 1969	Structure Type High Rise (5 stories)	Property Type Commercial
Property Sub Type Business	Building Area (Sq. Ft.) 997.00	Building Area (Sq. M.) 92.62
Parking 6	Cooling Full	Access to Property Public,Public Transportation Nearby
Inclusions Equipment list	Restrictions Landlord Approval	Reports Financial Statements

Great location in the heart of Mission. Well-established and in business for 24 years at this location with the same owner. The salon has been renovated recently and is priced below replacement costs. 997 sq ft with 9 stations, 9 chairs, and 3 sinks. 3 full-time, 2 apprentices, and 1 part-time employee. Could easily be diversified with a barber shop, aesthetics, nail, and massage. Parking included is 3 stalls above ground and 3 under. The monthly rent amount including base rent, op costs, utilities, parking, and the GST is \$3140. This business is doing well financially.

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