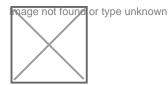


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **BARBER/BEAUTY FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 26562

MLS ID: A2158950

\$89,000



- <sup>△</sup> JIM LEE
- **2** (403) 617-0438
- □ Century 21 Bravo Realty
- d Calgary , Alberta

**Transaction Type** 

For Lease

**Days On Market** 

10

**Lease Amount** 

6685.00

Lease Frequency

Monthly

**Building Type** 

Retail

Year Built 1976

Structure Type

Retail

Property Type Commercial **Property Sub Type** 

Retail

Building Area (Sq. Ft.)

1200.00

Building Area (Sq. M.)

111.48

Inclusions

Seller to provide asset list

Restrictions
Landlord Approval, See Remarks

Reports
Call Lister

Location, location, location. This TURN key ready salon, beauty business is located on one of Calgary's busiest road travelling north/west with tens of thousands of daily traffic. This 1,200 SF tastefully renovated space comprises of a front reception area, 7 chairs in the business, 3 washing stations, along with bathroom and rear staff room and is located about 10 mins walking distance from the closest train station. Existing book of business with opportunity to ramp up more business with new owner and currently has 2 staffs "renting" chairs which helps with the fair lease rate for this location. Lease renewed last April which includes all utilities in the monthly rates. Large parking lot with other busy neighboring businesses in this destination plaza. Ready for the next owner that wants to be their own boss.

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