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## 454 14 STREET NW FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta

**Listing ID:**  
26937


**MLS ID:**  
A2180539

**\$39,000**



 **TINA HO**  
 (403) 680-5585

 Century 21 Bravo Realty  
 403-250-2882

 454 14 Street NW, Calgary , Alberta T2N 1Z7

**Transaction Type**

For Sale

**Days On Market**

69

**Zoning**

C-COR1

**Subdivision**

Hillhurst

**Year Built**

2008

**Structure Type**

Retail

**Property Type**

Commercial

**Property Sub Type**

Business

**Building Area (Sq. Ft.)**

505.00

**Building Area (Sq. M.)**

46.92

**Inclusions**

See equipment list.

**Restrictions**

Board Approval,Condo/Strata Approval,Landlord Approval

**Reports**

Formal Lease

Owner operator turn-key opportunity arises! ASSET sale only, property not included. A rare retail option located in the heart of Kensington, the perfect studio size (505sqft) for start-ups, small business ventures, fit for downsizing, or relocating your existing operations! Be your own boss with a main-floor boutique style tattoo/medical aesthetics space that is ready for take over! Currently used as a tattoo space with 4 designated tattoo stations, all finished with sleek granite countertops and high-end marble flooring. Multiple upscale black & gold accents seen throughout the hand-picked decorations, vanities, and fixtures. Key FEATURES: |Office/kitchenette staff area | Central Location! | FREE PARKING for business patrons | Main-floor private entry | Opportunity to operate at your preferred business hours | Utilities & exterior maintenance included in lease | Designed with function & modern flare, this studio space is sure to impress. Multiple commercial retail uses allotted with City & Landlord Approval, please contact for any more questions/information.

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