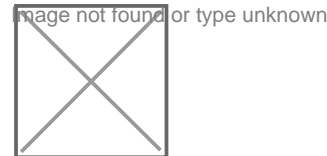


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 2114 CANYON MEADOWS DRIVE SE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
27246


**MLS ID:**  
A2186337

**\$59,000**



 **USMAN ISHAQ**  
 (403) 453-8211

 Diamond Realty & Associates LTD.  
 403-453-8211

 2114 CANYON MEADOWS Drive SE, Calgary , Alberta T2J7C3

**Transaction Type**

For Sale

**Days On Market**

22

**Zoning**

COMMERCIAL

**Subdivision**

Canyon Meadows

**Year Built**

2002

**Structure Type**

Retail

**Property Type**

Commercial

**Property Sub Type**

Retail

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

1020.00

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

94.76

**Inclusions**

NONE

**Restrictions**

None Known

**Reports**

None

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his is an opportunity to acquire a well-established beauty and wellness business, Sadia Skincare & Nails, located in Canyon Meadows SE, Calgary, AB. Offering a variety of services, including waxing, massages, manicures, pedicures, facials, body wraps, and nail services, the business caters to a wide clientele with a reputation for quality and professionalism. Key Highlights: • Fully equipped with modern fixtures and equipment valued at \$90,000-\$100,000. • Monthly rent of \$4,763.70, with a secure lease in place until 2027 and a 5-year renewal option available. • Convenient location in a high-traffic area, ideal for attracting both walk-ins and appointments. • Toxic-free environment with a focus on organic skincare and services. • Owner is seeking a buyer due to health reasons, providing a turn-key opportunity for a motivated individual or partnership. This is a rare chance to take over a thriving business in a prime location, supported by a loyal customer base and a well-maintained facility.

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