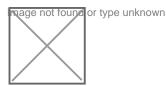


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## BARBER/BEAUTY, TRAVEL FOR SALE

Businesses and Franchises for Sale > Business for Sale



**Location**Calgary, Alberta

Listing ID: 27247

MLS ID: A2186385

\$899,000



- A DAN SIDHU
- **2** (403) 457-1216
- MaxValue Realty Ltd.
- **403-457-1216**
- 1160, 6520 36 Street NE, Calgary , Alberta t3j 2l3

**Transaction Type** 

For Sale

**Days On Market** 

Barber/Beauty, Travel

**Zoning** 

I-B f0.5

Subdivision

95

Building Type
Commercial Mix

**Business Type** 

Year Built

2019

Structure Type Multi Unit

Saddleridge Industrial

Property Type Commercial

**Property Sub Type** 

Mixed Use

Legal Plan

Building Area (Sq. Ft.)

2011294 1455.00

Building Area (Sq. M.)

135.17

none

Commercial Amenities

 ${\tt Dock\ Levellers, Kitchen, Mezzanine, See}$ 

Remarks

Access to Property

Airport Nearby, Front and Rear Drive

access

Inclusions

Restrictions

None Known

Reports Title

WELCOME TO THIS PROFESSIONALLY FULLY DEVELOPED UNIT WITH FRONT OFFICE SPACE (APPROXIMATELY 500+ SQUARE FEET) RENTED OUT TO A TRAVEL AGENCY FOR \$1800.00 PER MONTH AND THE MAIN FLOOR BACK END (ALMOST 1000 SQUARE FEET) OWNER IS RUNNING HIGH END LADIES HAIR SALON, SECOND FLOOR IS ALSO PROFESSIONALLY DEVELOPED AND OWNER IS OPERATING AS AN TRAINING SCHOOL FOR THE MENS AND LADIES HAIR SALON.OWNER IS INTERESTED TO RENT BACK THE UPSTAIRS SCHOOL PORTION FROM THE NEW OWNER AT THE CURRENT MARKET LEASE RATE. IN THE EVENT, PURCHASERS WANTS TO BUY THE PROPERTY ONLY, SELLER IS WILL TO REMOVE ALL THE HAIR SALON EQUIPMENTS. ALTHOUGH, THE BACK OVERHEAD DOOR IS MODIFIED WITH A GLASS DOOR, BUT OVERHEAD DOOR IS STILL THERE FOR SAFETY AND SECURITY REASON.PLEASE DO NOT APPROACH THE TENANTS AND OWNER/EMPLOYEES, TOTAL OF 2700 SQUARE FEET (APPROXIMATELY) DEVELOPED AREA.

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