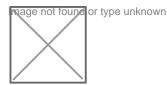


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## BARBER/BEAUTY, 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

18

Building Type

**Business Type** 

Year Built 2019

Structure Type Multi Unit Commercial Mix

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan Building Ar

2011294

Saddleridge Industrial

Building Area (Sq. Ft.) 1455.00

Building Area (Sq. M.)

135.17

none

**Commercial Amenities** 

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.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.