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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**



 **DAN SIDHU**  
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 MaxValue Realty Ltd.  
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 1160, 6520 36 Street NE, Calgary , Alberta t3j 2l3

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 18	<b>Business Type</b> Barber/Beauty,Travel
<b>Zoning</b> I-B f0.5	<b>Subdivision</b> Saddleridge Industrial	<b>Building Type</b> Commercial Mix
<b>Year Built</b> 2019	<b>Structure Type</b> Multi Unit	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 2011294	<b>Building Area (Sq. Ft.)</b> 1455.00
<b>Building Area (Sq. M.)</b> 135.17	<b>Commercial Amenities</b> Dock Levellers,Kitchen,Mezzanine,See Remarks	<b>Access to Property</b> Airport Nearby,Front and Rear Drive access
<b>Inclusions</b> none	<b>Restrictions</b> None Known	<b>Reports</b> 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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