

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.

## 43 SUNMILLS DRIVE SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
29320

**MLS ID:**  
A2193711

**\$39,900**



 **MINGU KYOUNG**  
 (403) 253-5678

 MaxWell Capital Realty  
 403-253-5678

 43 Sunmills Drive SW, Calgary , Alberta T2Z 1K4

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 116	<b>Lease Amount</b> 5000.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Sundance	<b>Year Built</b> 1986
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Building Area (Sq. Ft.)</b> 929.00	<b>Building Area (Sq. M.)</b> 86.31	<b>Inclusions</b> N/A
<b>Restrictions</b> Landlord Approval	<b>Reports</b> Formal Lease	

Seize this rare opportunity to take over a beautiful salon in the vibrant lake community of Sundance. This long-standing hair salon with 35 years of successful operation under the same ownership has been serving long term clientele over a few decades, but now it's time for retirement. An incredible opportunity for a new owner to take over this well-established business! Perfectly positioned in a busy strip mall with a huge parking lot surrounded by residential area with parks, schools, and a large condominium complex. Neighbor businesses include Husky gas station, restaurants, wine shop, professional offices, and other popular shops, all contributing to strong foot traffic! 929sqft of beautifully designed salon featuring extensive recent renovations including LED lighting, solid laminate flooring, and modern finishes with huge windows, 5 styling chairs, a back room, staff lunchroom and washroom! Don't miss this golden opportunity! Listed much less than a replacement cost! Steady growth in revenue, but room to grow! Turnkey Opportunity! Serious inquiries only. Please do not visit without a prior appointment!

**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.