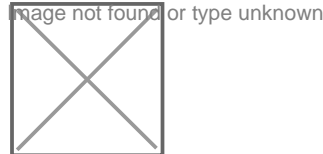


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

43 SUNMILLS DRIVE SW FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
29320

MLS ID:
A2193711

\$79,900



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

 MaxWell Capital Realty
 403-253-5678

 43 Sunmills Drive SW, Calgary , Alberta T2Z 1K4

Transaction Type For Lease	Days On Market 11	Lease Amount 5000.00
Lease Frequency Monthly	Subdivision Sundance	Year Built 1986
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Building Area (Sq. Ft.) 929.00	Building Area (Sq. M.) 86.31	Inclusions N/A
Restrictions Landlord Approval	Reports 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!

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