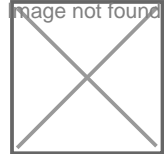


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 5308 17 AVENUE FOR LEASE

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Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
29590


**MLS ID:**  
A2198149

**\$160,000**



 **QUI DANG**  
 (403) 680-5716

 Grand Realty  
 403-460-3888

 5308 17 Avenue , Calgary , Alberta T3E6S6

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 40	<b>Lease Amount</b> 6249.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Glendale	<b>Year Built</b> 1990
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Building Area (Sq. Ft.)</b> 1267.00	<b>Building Area (Sq. M.)</b> 117.71	<b>Inclusions</b> See remarks
<b>Restrictions</b> See Remarks	<b>Reports</b> None	

Excellent opportunity for this turnkey Nail Salon for sale in SW Calgary and just 10 minutes from downtown. This fully renovated 1,267 sq. ft. space features six nail stations and six pedicure chairs, expandable to eight, plus two hair stations, a lash room, and a facial room. The salon includes a liquor license, an outdoor patio, and a client database of over 3,000. The lease is extendable for up to 10 years, with a current monthly rent of \$6,249 including operating costs. Ample parking is available, and full training, support, and marketing assistance can be provided. A rare opportunity to own a thriving business in a high-traffic area.

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