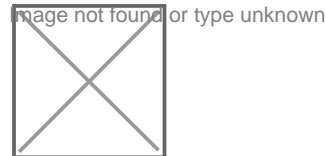


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

BARBER/BEAUTY FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Calgary, Alberta



Listing ID:
30365


MLS ID:
A2214305

\$280,000



 **SAM PATEL**
 (587) 582-6032

 Greater Property Group
 800-899-1217

 Calgary , Alberta

Transaction Type For Lease	Days On Market 62	Lease Amount 4500.00
Lease Frequency Monthly	Lease Term Remaining 65	Year Built 2001
Structure Type Other	Property Type Commercial	Property Sub Type Business
Building Area (Sq. Ft.) 1643.50	Building Area (Sq. M.) 152.68	Inclusions Equipment List will be available on request
Restrictions Call Lister	Reports Chattel/Equipment,Financial Statements	

Fantastic opportunity to own a well-established and fully operational laser and esthetics clinic in a high-visibility, high-foot-traffic location. Established in 2020, this turnkey business offers a wide range of in-demand services including laser hair removal, Botox, fillers, skin tightening, permanent makeup, skin boosters, pigmentation treatments, facials, hydrofacial, microneedling, chemical peels, dermaplaning, and more. The clinic has built a strong reputation with a loyal client base and operates alongside a permanent makeup artist and a licensed doctor for injectables. A portion of the space (151.5 sq. ft.) is subleased to a barber generating \$2,200/month in rental income. Attractive lease in place at \$4,500/month including operating costs, utilities, and property taxes, with over 5 years remaining. Financials available upon signing an NDA. All equipment, furniture, and fixtures are included. A seamless transition can be supported if required. Excellent opportunity for owner-operators or investors in the growing beauty and wellness sector.

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