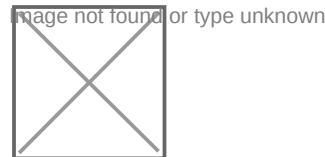


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

WELCOME TO THIS OPPORTUNITY TO PURCHASE THIS EXISTING NAIL SALON BUSINESS WITH DIRECT EXPOSURE...



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
30940

MLS ID:
A2230313

\$129,800



 **JIM LEE**
 (403) 617-0438

 Century 21 Bravo Realty
 403-250-2882

 Calgary , Alberta

Transaction Type For Lease	Days On Market 139	Lease Amount 6000.00
Lease Frequency Monthly	Building Type Retail	Year Built 1983
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Building Area (Sq. Ft.) 1168.00	Building Area (Sq. M.) 108.51	Inclusions Seller to provide the equipment list
Restrictions Landlord Approval	Reports Financial Statements	

Welcome to this opportunity to purchase this existing Nail Salon business with direct exposure facing Macleod Trail with over 60,000+ cars passing by daily! This business has been in operation since 2017 and has very tasteful interior improvements with front door access and rear door access from the big rear parking lot. This space of 1,168 SF has a welcoming front reception, 5 Nail stations, 8 footbath chairs, 2 private rooms, kitchen/staff room, handicap bathroom, even washer/dryer for convenience of washing cloth supplies. Great small plaza with great tenant mix and fair rates at \$6,300/month including operating costs. Ample double row parking at the front of the business and even larger parking lot for all patrons of this plaza.

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