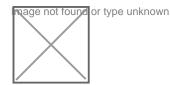


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## BARBER/BEAUTY FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID:

31359 A2239948

MLS ID:

\$175,000



- $\stackrel{\circ}{\simeq}$  KELLI RODRIGUEZ
- **2** (403) 909-8656
- □ Century 21 Bravo Realty
- **403-250-2882**
- 🛱 Calgary , Alberta

**Transaction Type** 

For Lease

**Days On Market** 

59

**Lease Amount** 

38.00

Lease Frequency

Annually

**Building Type** 

Commercial Mix, Major Shopping, Mixed

Use

Year Built 2003

Structure Type

Mixed Use

Property Type Commercial **Property Sub Type** 

**Business** 

**Building Area (Sq. Ft.)** 

1421.00

Building Area (Sq. M.)

132.01

Inclusions N/A

Restrictions

None Known

Reports

Chattel/Equipment, Financial Statements, Formal Lease

Your Go-To Salon in the Heart of the Plaza ~\* Style Meets Convenience ~\* This well-established hair salon and spa has been a staple in the heart of the plaza for over ten years, generating nearly \$ 400,000 in gross annual income. Surrounded by major anchor tenants, including Scotiabank, Sobeys, a gas station, popular restaurants, a pub, and a daycare, this high-traffic location offers unbeatable exposure and steady walk-in business. Offering a wide range of services including hair, spa services, makeup, laser treatments, and more, the salon features nine styling stations, a steam station, three private rooms, a washer/dryer, and valuable equipment and inventory all included in the asking price! Long-term contract employees love it here - and they're staying. With an abundance of goodwill and loyal repeat clientele, this turn-key operation is ideal for an investor or hands-on owner-operator. Steps away from everything - including Great Hair!!! - A five-year lease term has just been renewed at the current rate.

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