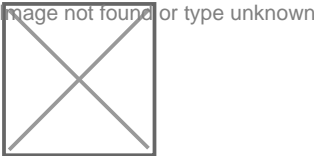


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.



# BARBER/BEAUTY FOR LEASE

Commercial Real Estate > Commercial Property for Lease





<b>Location</b> Calgary, Alberta	<b>Listing ID:</b> 31452	<b>MLS ID:</b> A2238437	<b>\$280,000</b>
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 **SAM PATEL**  
 (587) 582-6032

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 **First Place Realty**  
 403-547-8401

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 **Calgary , Alberta**

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 9	<b>Lease Amount</b> 4700.00
<b>Lease Frequency</b> Monthly	<b>Year Built</b> 2001	<b>Structure Type</b> Other
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business	<b>Building Area (Sq. Ft.)</b> 1643.50
<b>Building Area (Sq. M.)</b> 152.68	<b>Inclusions</b> Equipment List will be available on request	<b>Restrictions</b> Call Lister
<b>Reports</b> Chattel/Equipment,Financial Statements		

Fantastic opportunity to own a well-established, fully operational laser and esthetics clinic located in a high-visibility, high-foot-traffic area. Established in 2022, this turnkey business offers a comprehensive 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 operates with a licensed doctor for injectables and a permanent makeup artist, and also generates additional rental income through subleased spaces: a barber studio (\$2,200/month) with separate entrance, tattoo artist (\$1,000/month), lash studio (\$900/month), and nails studio (\$600/month). The attractive lease is \$4,700/month (including operating costs, utilities, and property taxes) with over five years remaining. All equipment, furniture, and fixtures are included, and financials are available upon signing an NDA. This is an excellent opportunity for owner-operators or investors in the growing beauty and wellness sector. \*\*\* An NDA is required before providing further information. \*\*\*

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