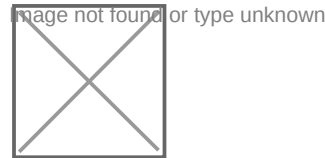


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BARBER/BEAUTY FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
32352

MLS ID:
A2261511

\$89,800



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

 Century 21 Bravo Realty
 403-250-2882

 Calgary , Alberta

Transaction Type For Lease	Title Leasehold	Days On Market 12
Lease Amount 3242.00	Lease Frequency Monthly	Year Built 1993
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Building Area (Sq. Ft.) 947.00	Building Area (Sq. M.) 87.98	Construction Type Brick,Concrete
Roof Flat Torch Membrane	Cooling Central Air	Heating Forced Air
Lot Features Other,See Remarks	Inclusions Seller to provide an equipment/assessment list	Restrictions Landlord Approval
Reports Financial Statements,Leases		

Here's your chance to own a thriving, long-standing hair salon with over 19 years of successful operation in a mature NE Calgary community. Surrounded by apartment condos and detached homes, the salon is ideally located in a high-traffic plaza anchored by major tenants including McDonald's, a national gas station, a local supermarket, and over 10 other businesses—making this a true destination shopping center. This 973 sq. ft. turnkey space features:5 stylist chairs, 3 hair-washing stations, private laser treatment room, staff room with washer/dryer, onsite bathroom. A loyal and expanding client base is already in place, and the current staff is interested in staying on. Stylists rent chairs at \$750/month or work on a 55/45 revenue split, providing multiple steady streams of income. Additional revenue is generated through a partnership with local artists to showcase and sell their products within the salon. Low overhead: Rent is just \$3,242/month, including operating costs. Start earning from day one with this profitable, well-positioned business opportunity and bring your own book of business to boost this business!

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